



## **Residential Property**

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**Georgesons**  
Estate Agents

# **21 Gunns Terrace, Wick**



### **The Property**

This two bedroom terraced house is situated in a pleasant and child friendly residential area of town with a large play park within a few yards from the front door. The property benefits from gas central heating and double glazing throughout and is walking distance of Noss primary school and a local convenience store. In good decorative order the accommodation consists of lounge, kitchen/diner, two double bedrooms and bathroom. There are uninterrupted open countryside views and further beyond to Noss Head lighthouse to the rear of the property. Enclosed low maintenance garden with garden shed to rear.

### **The Area**

Wick is the most northerly town on the East Coast of Scotland. It is a Royal Burgh and County town with the Council offices and the Sheriff Court, offering shoppers multiple stores such as Boots, Co-op, Lidl, Tesco, Homebase, Superdrug and Argos, together with all the Scottish banks. Primary and secondary education is fully provided. Sporting facilities include a fine links golf course, squash club and public swimming pool/gymnasium. Wick has an Airport with direct flights to Aberdeen and Edinburgh and a railway link to Inverness and further south.



Wooden half glazed door to –

**Vestibule** – 2.16m x 1.89m. Fifteen pane wooden door to –

**Hall** – Accessing lounge, kitchen/diner, back porch, stairs to first floor landing. One single power point. Radiator. Under stairs storage cupboard. Smoke detector.

**Lounge** – 4.04m x 3.68m. Three double power points. One single power point. Two television aerial outlets. Electric coal effect fireplace with wooden surround. Radiator.

**Kitchen/Diner** – 3.11m x 3.68m. Three double power points. Two single power points. Radiator. Wall and base units with stainless steel bowl and half sink and drainer. Gas central heating boiler.

**Back Porch** – 1.24m x 0.99m. Storage cupboard with shelves and hanging space. Wooden half glazed door to rear of house.

**Stairs to first floor landing** – Accessing bedrooms and bathroom. One single power point. Radiator. Storage cupboard. Smoke detector.

**Bedroom 1** – 3.29m x 3.69m. Two single power points. Radiator. Storage cupboard with shelves and hanging space.



**Bedroom 2** – 3.12m x 3.69m. Two double power points. Radiator. Television aerial outlet

**Prospective purchasers should note:**

- 1 These particulars are subjective for descriptive purposes only and are not an offer to sell, representation or warranty. Potential purchasers must satisfy themselves by their own enquiries:
  - (a) that any measurements given are accurate;
  - (b) that any use envisaged has all necessary permissions;
- 2 These particulars do not form any part of a contract of sale unless incorporated within a self proving signed document under the Requirements of Writing (Scotland) Act 1985.
- 3 The owners reserve the right not to sell or to sell to anyone at any price without giving warning to other interested parties.

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**Bathroom** – 1.70m x 1.85m. Suite consisting WC, pedestal wash hand basin, bath with over bath thermostatic shower. Radiator.



**Front Garden** – Fully enclosed area laid mostly to lawn with some shrubs.

**Rear Garden** – Fully enclosed paved area. Garden storage shed. Clothes drying facilities. Street access.



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**Postcode – KW1 4JG**

**Council Tax – A EPC – C73**

**Price Offers** around £64,000 – to be lodged with the selling agents, Georgesons.

**Viewing** – By appointment via Georgesons

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