



Residential Property

Georgesons
Estate Agents

86 Henrietta Street, Wick



The Property

This spacious six bedroom mid terraced property built in 1880 is positioned on the north side of the coastal town of Wick and within close proximity of the new Noss Primary School and town centre. In good decorative order and retaining many of its original period features, the spacious accommodation comprises of, six bedrooms, large family kitchen, formal dining room, living room, library and bathroom. The property benefits from town gas central heating, with original solid fuel open fire in the living room and double glazing throughout. The large enclosed rear garden is mainly laid to grass with a paved patio area directly to rear entrance.

The Area

Wick is the most northerly town on the East Coast of Scotland and on the very popular NC500 tourist route. 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 and bus link to Inverness and further south. Wick is also close to the ferry terminals leading on to Orkney Islands.



Two pane wooden door to –

Vestibule – 1.28m x 1.12m
Tiled floor with mat well. Half glazed wooden door to –

Hall – Accessing sitting room, dining room, kitchen, living room, back porch, stairs to first floor landing. One single power point. Two radiators. Laminate flooring.

Library – 3.64m x 4.27m
Two double power points. Radiator. Built in book shelves. Laminate flooring.

Dining room – 2.85m x 3.94m
Two double power points. Radiator. Laminate flooring.

Kitchen – 3.54m x 3.63m
Three double power points. Telephone connection point. Wall and base units with stainless steel sink and drainer. Integral ceramic hob, electric oven, cooker hood, fridge, freezer, dishwasher, washing machine. Radiator. Tiled flooring. Storage cupboard.

Living Room – 3.66m x 4.35m
Three double power points. Radiator. Alcove with glass display shelves. Solid fuel open fire place with wooden and cast surround and Caithness Stone hearth.

Back porch – 1.76m x 1.11m
Under stairs storage cupboard housing gas central heating boiler. Wooden door to rear garden.

Staircase to first floor landing – Accessing bedrooms 1,2,3,4, bathroom, stairs to second floor landing. One single power point. Radiator. Smoke detector.

Main bedroom – 3.68m x 4.64m
Two double power points. Radiator. Two built in wardrobes with shelves and hanging space. Window seat.

Bathroom – 1.70m x 3.06m
Suite consisting WC, pedestal wash hand basin, bath, shower enclosure with electric shower. Radiator. Shaving point. Walls tiled to dado height.



Bedroom 2 – 3.71m x 3.91m
Two double power points. Telephone connection point. Radiator. Storage cupboard with shelves and hanging space.



Office / Bedroom 3 – 2.92m x 4.20m
Four double power points. Telephone connection point. Radiator.

Bedroom 4 – 2.84m x 3.98m
Two double power points. Radiator.

Stairs to second floor landing – Accessing bedroom 5 and bedroom 6.

One single power point. Smoke detector. Eaves storage access.

Bedroom 5 / Study – 3.12m x 3.67m
Two double power points. Telephone connection point. Radiator.

Bedroom 6 - 4.99m x 2.51m
Two double power points. Radiator. Eaves storage access.

Rear garden – Large fully enclosed area. Paved area. Lawn area with some trees and shrubs. Clothes drying facilities. Wooden garden shed.

Postcode – KW1 4HG

Council Tax – Band D **EPC** – E54

Price – Offers over £145,000 to be lodged with the selling agents, Georgesons.

Viewing – By appointment via Georgesons



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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