



Residential Property

Georgesons
Estate Agents

Ardronald, 48 Northcote Street, Wick



The Property

This four bedroom traditional built semi-detached property is situated in a desirable area of town overlooking Bignold park playing fields and within walking distance of the town centre and the new Wick High Campus & Newton Park primary school. In good decorative order throughout and retaining many of the original features, the spacious accommodation comprises of lounge/dining room, sitting room, kitchen/diner, utility room, four bedrooms, bathroom & shower room. The property benefits from town gas central heating and has double glazed throughout. The front & rear gardens are fully enclosed with the front laid with gravel and rear garden mainly laid to grass with a patio area and green house. The large driveway provides off road parking and leads to a detached garage with power and light.

The Area

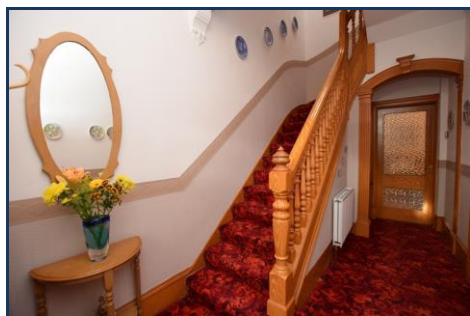
Wick is the most northerly town on the East Coast of Scotland. It is a Royal Burgh and County town with the Council offices and the Sheriff Court, offering shoppers multiple stores such as Boots, Co-op, Lidl, Tesco, B&M, Superdrug and Argos, together with most of the Scottish banks. Primary and secondary 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 door to –

Vestibule – 2.25m x 1.87m. One double power point. Half glazed wooden door to –

Hall – Accessing lounge/dining room, family room, stairs to first floor landing. One single power point. Telephone connection point. Radiator. Smoke detector. Under stairs storage cupboard.



Lounge/Dining Room – 3.84m x 8.98m. Triple aspect. Bay window. Five double power points. Two radiators. Solid fuel tiled fireplace. Alcove with display shelves and storage cupboard below.



Family Room – 4.39m x 3.65m. Two double power points. One single power point. Radiator. Door to –

Kitchen/Diner – 4.77m x 2.63m. Two double power points. One single power point. Telephone connection point. Wall and base

units with composite sink and drainer. Integral cooker hood, fridge, dishwasher. Radiator. Skylight. Loft access by hatch. Door to –

Utility Room – 2.61m x 3.77m. Four double power points. One single power point. Base units with stainless steel sink and drainer. Gas central heating boiler. Plumbed for washing machine. Vented for tumble dryer. Cylinder cupboard. Wooden door to garden. Door to –

Shower Room – 2.69m x 1.44m. Suite consisting WC, pedestal wash hand basin, built in shower enclosure with electric shower.

Stairs To Split Landing –

Right Landing – Accessing bedrooms 1,2,3. Telephone connection point. Smoke detector.

Bedroom 1 – 3.90m x 3.45m. Three double power points. Radiator.



Bedroom 2 – 3.82m x 4.60m. Two double power points. Radiator.



Bedroom 3 – 2.26m x 4.07m. Two double power points. Radiator.

Left Landing – Accessing bedroom 4, bathroom. Walk in storage cupboard.

Bedroom 4 – 2.25m x 2.63m. One double power point. Radiator.

Bathroom – 1.95m x 2.92m. Suite consisting WC, built in wash hand basin unit, bath. Radiator. Walls wood lined to dado height.



Front Garden – Fully enclosed gravelled and paved area.

Rear Garden – Fully enclosed area laid mostly to lawn with some trees, shrubs and

flower borders. Gravelled area. Patio area. Clothes drying facilities. Outdoor tap. Greenhouse. Storage shed.

Garage – 5.34m x 2.84m. Up and over vehicular door. Pedestrian door. Mono block driveway with off road parking for several vehicles.

Postcode – KW1 5QP

Council Tax – Band D **EPC** – D57

Price – Offers Over £175,000 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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