



Residential Property

Georgesons
Estate Agents

Flat 4, The Cooperage, Albert Street, Wick



The Property

An opportunity to get on to the property ladder with this reasonably priced spacious two bedroom first floor flat. In good decorative order, this property benefits from electric storage heating and double glazing throughout. Situated within easy walking distance to town centre and all local amenities. Accommodation comprises of kitchen, lounge, bathroom and two bedrooms. The shared facilities include, a drying green, off road parking and storage shed. The property has been used as a very successful rental accommodation in the past.

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, B&M, Superdrug and Argos, together with most 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.



Stairs to first floor flat, Glazed wooden door to –

Hall – Accessing all rooms. One double power point. Loft access by hatch. Smoke detector. Two storage cupboards.

Lounge – 4.76m x 4.36m at widest point. Three double power points. Telephone connection point. Storage heater. Cylinder cupboard with slatted shelves. Door to –

Kitchen – 2.21m x 3.19m
Three double power points. One single power point. Wall and base units with stainless steel sink and drainer. Plumbed for washing machine. Extractor fan.

Bathroom – 2.10m x 1.66m
Suite consisting WC, pedestal wash hand basin, bath with over bath electric shower. Extractor fan. Wall mirror. Ceiling and walls wood lined. Bath area tiled. Fridge freezer and cooker included in sale.



Bedroom 1 – 2.44m x 3.50
Two double power points. Storage heater. Sky light.



Bedroom 2 – 2.15m x 3.51m
Two double power points. Storage cupboard. Sky light.



Postcode – KW1 5BQ
Council Tax – Band A **EPC** – D61
Price – Offers over £45,000 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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