



Georgesons  
Estate Agents

## Residential Property

# Taigh-na-greine, 23 Swanson Drive, Wick



### **The Property**

This attractively presented five-bedroom property is situated in a desirable and newly completed residential area of Old Wick and is within walking distance of the town centre and the new Wick High School Campus and Newton Primary school. Finished and decorated to a very high standard, the accommodation comprises of large lounge, kitchen/diner, dining room, family room, utility room, conservatory, bathroom and five bedrooms, one with en-suite. The property benefits from oil central heating and double glazing throughout. There is a spacious driveway that offers off road parking for several vehicles and leads to an attached garage with power & light. The front garden is laid with grass and paving blocks and the large enclosed garden to the rear is well established and maintained and enjoys beautiful views of open countryside. This property would be an ideal family home.

### **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 major 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.



Partially glazed UPVC door to –

**Vestibule** – 2.15m x 1.36m. One double power point. Radiator. Laminate flooring. Half glazed oak door to –

**Main Hall** – Accessing sitting room, WC, utility room, kitchen/diner, lounge, stairs to first floor landing. Under stairs storage cupboard. Radiator. Smoke detector. Smoke detector.



**Wc** – 2.05m x 1.10m. WC. Pedestal wash hand basin. Radiator. Laminate flooring.

**Sitting Room** – 3.64m x 4.51m. Five double power points. Television aerial outlet. Two radiators.

**Utility Room** – 1.85m x 2.37m. Two double power points. Three single power points. Wall unit and worktops. Plumbed for washing machine. Radiator. Laminate flooring. Door to garage.

**Kitchen/Diner** – 4.99m x 3.60m. Six double power points. One single power point. Wall and base units with bowl and half stainless steel sink and drainer. Rangemaster cooker. Integral cooker hood and dishwasher. Radiator. Laminate flooring. Door to –

**Dining Room** – 3.92m x 3.43m. Four double power points. Radiator. Laminate flooring. Door to lounge. Double doors to –



**Conservatory** – 3.64m x 3.69m. Three double power points. Two radiators. Laminate flooring. Double patio doors to garden.

**Lounge** – 7.20m x 4.17m. Seven double power points. Telephone connection point. Television aerial outlet. Two radiators. Electric coal effect fireplace with marble effect surround. Fully glazed patio doors to garden.

**Stairs To First Floor Landing** – Accessing bedrooms, study and bathroom. Two double power points. Two radiators. Storage cupboard. Loft access by hatch.

**Bedroom 1** – 4.83m x 4.80m. Five double power points. Television aerial outlet. Radiator. Door to – **DRESSING ROOM** – 2.32m x 2.73m. Two double power points. Built in wardrobes, drawers and dressing table. Radiator.



**En Suite** – 1.99m x 2.29m. Suite consisting WC, pedestal wash hand basin, Shower enclosure with thermostatic shower. Extractor fan. Heated towel rail/radiator. Walls and floor fully tiled.

**Bathroom** – 3.64m x 2.78m. Suite consisting WC, pedestal wash hand basin, shower enclosure with thermostatic shower, spa bath.

Extractor fan. Heated towel rail/radiator.  
Walls and floor fully tiled.



**Bedroom 2** – 2.92m x 4.02m. Four double power points. Radiator.

**Study** – 2.90m x 2.61m. Three double power points. Radiator.

**Bedroom 3** – 3.94m x 4.02m. Four double power points. Television aerial outlet. Radiator. Built in wardrobes.



**Bedroom 4** – 3.25m x 3.56m. Three double power points. Television aerial outlet. Radiator. Built in wardrobes with mirrored doors.

**Attached Garage** – 4.27m x 6.72m. Power and lights. Remote electric roller vehicular door. Oil central heating boiler. Loft access by hatch.



**Front Garden**– Mono block driveway with off road parking for several vehicles. Lawn area.

**Rear Garden**– Fully enclosed area laid to lawn with some shrubs and flower borders. Wooden garden shed. Greenhouse. Patio area. Clothes drying facilities.



**Video** – A video of this property can be viewed on our website.

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**Postcode** – KW1 5TF

**Council Tax** – Band **EPC** –C71

**Price** – Offers over £275,000 to be lodged with the selling agents, Georgesons.

**Viewing** – By appointment via Georgesons

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**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.

**Georgesons Estate Agency Ltd**

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