



Residential Property

Georgesons
Estate Agents

24 West Banks Avenue, Wick

£25,000 BELOW HOME REPORT VALUATION



The Property

This three bedroom semi-detached property is ideally situated within walking distance to the town centre and all local amenities, including Newton Park Primary school and the new Wick high school campus. In need of some modernisation, the accommodation comprises of kitchen/diner, utility room, lounge, conservatory, toilet, bathroom and three bedrooms. The property benefits from storage central heating and uPVC double glazing throughout. The front of the property is mostly laid to gravel. Also, a spacious driveway to the side of the property leads to a single garage with power & light. There is a large enclosed rear garden mainly laid to grass, which includes a greenhouse. This property would make a beautiful family home.

The Area

Wick is the most northerly town on the East Coast of Scotland and on the very popular North Coast 500 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, 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.



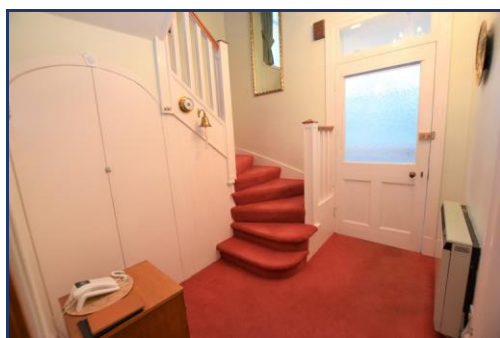
Fully glazed uPVC door to –

Porch – 1.30m x 2.07m

Tiled flooring. Half glazed wooden door to –



Hall – Accessing lounge, kitchen/diner, utility room, stairs to first floor landing. One single power point. Telephone connection point. Storage heater. Under stairs storage cupboard.



Lounge – 4.28m x 4.18m

Four double power points and telephone point. Bay window. Two storage heaters. Multi fuel stove set on Caithness stone hearth with wooden surround.

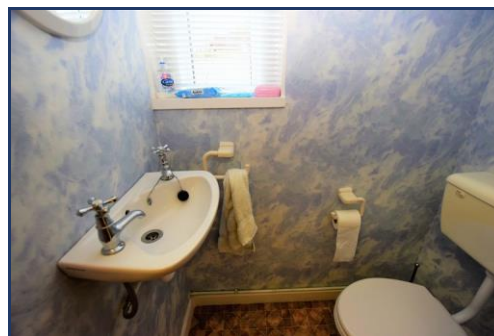
Kitchen/Diner – 4.47m x 3.65m

Five double power points and tv point. Wall and base units with bowl and half stainless steel sink and drainer. Integral double oven, ceramic hob, fridge, freezer. Kitchen island. Two storage heaters.

Utility Room – 4.24m x 3.03m at widest points. Two double power points, 1 single power point, storage heater Wall and base units with stainless steel sink and drainer. Plumbed for washing machine. Door to back porch. Door to –

WC – 1.37m x 0.79m

WC. Wash hand basin. Wall light.



Back Porch – 0.97m x 0.98m

Half glazed uPVC door to –

Sun Porch – 1.93m x 2.88m

Triple aspect. One double power point. Fully glazed door to rear garden.



Stairs To First Floor Landing –

Accessing bedrooms and bathroom. One single power point. Storage heater, Cylinder cupboard with slatted shelves. Smoke detector.

Bedroom 1 – 4.27m x 3.89m

Two double power points. Storage cupboard. Fitted wardrobes, cupboards and drawers.



Bedroom 2 – 4.46m x 3.72m

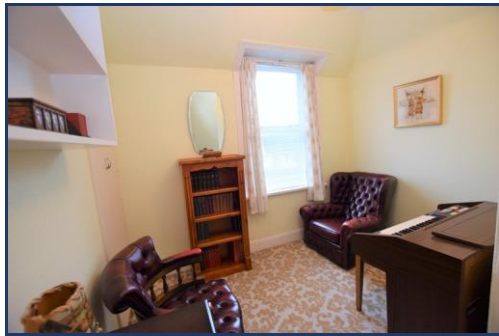
Three double power point. Three single power points, Tv point and telephone point. Over bed fitted wardrobes, cupboards and drawers.



Bedroom 3 – 3.35m x 2.91m at widest points. Two double power points. Storage cupboard and fitted wardrobe.



Garage – 5.35m x 3.30m
Power and lights. Electric roller vehicular door. Pedestrian door.



Bathroom – 1.95m x 1.69m at widest points. Suite consisting WC, pedestal wash hand basin, bath with over bath electric shower and heated towel rail. Wall heater. Walls partially tiled. Loft access by hatch.

Front Garden – Gravelled with off road parking.

Rear Garden – Laid to lawn with some trees and shrubs. Coal bunker. Green house.

Postcode – KW1 5LU

Council Tax – Band D **EPC** – E48

Price – Offers in the region of £123,000 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.

Georgesons Estate Agency Ltd

22 Bridge Street
Wick
Caithness KW1 4NG
Tel: (01955) 602222
Fax: (01955) 603016
Email: karen@georgesonsproperty.co.uk
Website: www.georgesonsproperty.co.uk

19 Trail Street
Thurso
Caithness, KW14 8EG
Tel: (01847) 892225
Fax: (01847) 892235
Email: thurso@georgesonsproperty.co.uk

22 High Street
Tain
Ross-shire, IV19 1AE
Tel: (01862) 892555
Fax: (01862) 894861
Email: tain@georgesonsproperty.co.uk
Our Reference: KR/CC