



Georgesons
Estate Agents

Residential Property

25 Huddart Street, Wick



The Property

This three-bedroom terrace house is ideally situated within walking distance of the town centre and all local amenities, including the Pulteney town people project community centre, which provides childcare facilities, various college courses and has a restaurant with play area. In excellent decorative order, the property comprises lounge, kitchen/diner, bathroom and three bedrooms. The accommodation benefits from gas central heating and is double glazed throughout. There is an enclosed garden area to the rear of the property, which includes garden shed. This would be ideal for a first time buyer, or buy to let market.

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 – 1.19m x 1.99m. Under stairs storage cupboard. Two pane wooden door to –

Hall – Accessing stairs to first floor landing. Door to –

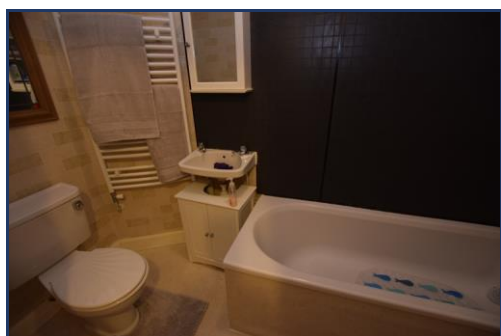
Kitchen/Diner – 2.42m x 8.20m at widest points. Four double power points. One single power point. Television aerial outlet. Wall and base units with stainless steel sink and drainer. Plumbed for washing machine. Integral cooker hood. Door to –

Back Porch – 1.65m x 1.37m. Half glazed UPVC door to rear garden.

Stairs To First Floor Landing - Accessing lounge, bathroom, bedroom 1, stairs to 2nd floor landing. One single power point. Radiator. Smoke detector. Storage cupboard.

Lounge – 4.09m x 4.57m. Four double power points. Telephone connection point. Radiator.

Bathroom – 1.27m x 2.77m. Suite consisting WC, wash hand basin, bath with over bath electric shower. Extractor fan.



Bedroom 1 – 2.43m x 3.71m. Three double power points. USB points. Radiator.

Stairs to 2nd floor landing – Accessing WC, bedrooms 2, 3. One single power point. Smoke detector.

WC – 0.90m x 1.73m. WC. Pedestal wash hand basin. Loft access by hatch.

Bedroom 2 – 4.13m x 4.53m. Three double power points. USB points. Radiator. Storage cupboard.



Bedroom 3 – 2.46m x 3.97m. Two double power points. Radiator.

Garden – Laid to lawn. Street access. Clothes drying facilities. Wooden storage shed.



Postcode – KW1 5AZ

Council Tax – Band C **EPC** –D55

Price – Offers over £76,000 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

19 Traill 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