



Residential Property

4 Breadalbane Crescent, Wick

Georgesons
Estate Agents



The Property

This traditional stone built, grade 'B' listed end terrace town house is situated in the quiet conservation area of Pulteneytown and enjoys outstanding sea views over Wick Harbour and Bay to the rear. Built around 1860 and designed by Thomas Telford to accommodate the herring boom, it retains many of the original features. In need of renovation the accommodation comprises of lounge, dining room, kitchen/diner, study, utility, bathroom, WC and four bedrooms. The property benefits from mains gas central heating and double and single glazing windows. The well established front garden is mainly laid to grass with some trees and shrubbery providing privacy, with a fully enclosed large rear garden and courtyard with stone built shed and two greenhouses. A driveway and wooden garage permit off road parking for several vehicles.

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.

Wooden exterior door to –

Vestibule – 1.34m x 2.34m

Glass wooden door with side screens to –

Main hall – Accessing lounge, dining room, kitchen, WC, stairs to first floor landing. Radiator.

Lounge – 5.10m x 3.64m

Two single power points. Radiator. Alcove with shelves and storage cupboard. Tiled fireplace with electric fire.

Dining room – 5.30m x 3.79m

Two single power points. Storage cupboard with shelves. Tiled fireplace with electric fire.

WC – 0.90m x 1.65m

WC.

Kitchen – 4.24m x 3.66m

Two double power points. One single power points. Wall and base units. Wood burning stove. Cupboard with shelves. Doors accessing shower room, utility room, stairs to office.

Shower room – 1.56m x 1.43m

Shower enclosure with thermostatic shower. Wooden door to garden.

Stairs to office – 2.78m x 6.01m at widest points. L shaped.

One single power point. Telephone connection point. Cylinder cupboard. Loft access by hatch.

Utility room – 1.80m x 3.66m

One single power points. Two storage cupboards. Stainless steel sink and drainer. Door to attached garage.

Bedroom 1 – 5.18m x 3.71m

Double aspect. Two single power points. Wooden surround fireplace. Radiator. Storage cupboard with shelves.

Bedroom 2 – 5.21m x 3.79m

Two single power points. Radiator. Storage cupboard with shelves. Shower enclosure with electric shower unit. Wooden surround fireplace.

Bathroom – 1.94m x 2.37m

Suite consisting WC, pedestal wash hand basin, bath. Radiator.

Stairs to second floor landing – Accessing bedrooms 3, 4 & box room.

Bedroom 3 – 3.78m x 3.71m

Double aspect. Two single power points. Wooden surround fireplace

Bedroom 4 – 4.30m x 3.75m

Two double power points. Radiator.

Boxroom – 1.29m x 2.33m

Gas central heating boiler.

Front garden – Fully enclosed area laid to lawn with shrubs trees and flower borders.

Rear garden - Courtyard. Lawn area with shrubs, trees and flower beds. Two greenhouses. Outdoor tap. Off road parking for several vehicles.

Postcode – KW1 5AS

Council Tax – Band C **EPC –** E39

Price – Offers over £75,000

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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