



## Residential Property

Georgesons  
Estate Agents

# 4 Barbara Place, Wick



### The Property

This two bedroom stone built terraced house is ideally situated in a quiet residential area, within walking distance of the town centre and all local amenities. In excellent decorative order, the accommodation comprises of, lounge, kitchen/diner, bathroom and two double bedrooms. The property benefits from mains gas central heating. There is a shared garden to the rear mainly laid to grass and parking area to the side. This property would be ideal for a first time buyer or the buy to let market, this property has been previously been used as a successful lease and Airbnb.

### 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 –**

**Hall** – Accessing lounge, kitchen, stairs to first floor landing. One single power point. Smoke detector. Radiator. Under stairs storage cupboard. Laminate flooring.

**Lounge – 4.66m x 3.87m**

Three double power points. Radiator. Electric fireplace with Caithness Stone hearth and wooden surround. Carbon monoxide detector.

**Kitchen/Diner – 3.55m x 2.70m**

Four double power points. One single power point. Radiator. Wall and base units with composite bowl and half sink and drainer. Integral gas hob, electric oven, cooker hood. Plumbed for washing machine.

**Half glazed uPVC door to rear of property.**

**Stairs to first floor landing** – Accessing bedroom and bathroom. One double power point. Radiator. Storage cupboard.

**Bathroom – 1.50m x 2.93m**

Suite consisting WC, pedestal wash hand basin, bath with over bath electric shower. Radiator. Tiled flooring.

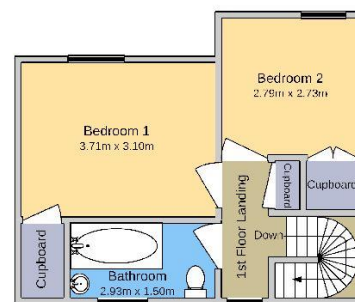
**Bedroom 1 – 3.10m x 3.71m**

Two double power points. Radiator. Storage cupboard.

**Bedroom 2 – 2.73m x 2.79m**

Two double power points. Radiator. Storage cupboard.

**Garden** – Shared lawn area to the rear of the property.



**360 Virtual Tour** - of the property can be viewed on our website.

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**Postcode – KW1 5LQ**

**Council Tax – Band B EPC – E43**

**Price** – Offers in the region of £80,000 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.

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