



Residential Property

Georgesons
Estate Agents

3 Vansittart Street, Wick



The Property

This two bedroom mid terrace house is well located, offering superb views across Wick bay and Broadhaven. Ideally situated within walking distance of the town centre and all local amenities, including the Pulteneytown People Project community centre, which provides childcare facilities, various college courses and has a restaurant with play area. In excellent decorative order, the accommodation comprises of, lounge, kitchen, bathroom and two double bedrooms, one with dressing room. The property benefits from mains gas central heating and uVPC double glazing. There is an enclosed shared garden to the rear mainly laid to grass. 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. Furniture is also available via separate negotiation.

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.



uPVC partially glazed door to –

Hall – Accessing lounge, stairs to first floor landing. Radiator. Tiled flooring.

Lounge – 4.44m x 3.71m

Three double power points. One single power point. Radiator. Smoke detector. Alcove with storage cupboard below. Feature fireplace with Caithness Stone hearth. Door to –

Kitchen – 1.55m x 5.13m

Seven double power points. Two single power points. Wall and base units with stainless steel sink and drainer. Integral ceramic hob, electric oven and cooker hood. Plumbed for washing machine. Radiator. Smoke detector.



Stairs to first floor landing – accessing bathroom, bedroom 1, stairs to second floor landing. One double power point. Smoke detector.

Bathroom – 1.81m x 3.15m

Suite consisting WC, wash hand basin storage unit, bath, shower enclosure with thermostatic shower. Heated towel rail.

Bedroom 1 – 4.06m x 3.70m

Four double power points. Television aerial outlet. Door to –



Dressing room – 1.82m x 2.36m

Two double power points. Built in wardrobe with shelf, hanging space and mirrored doors.

Stairs to second floor landing –

Accessing bedroom 2. One double power point. Radiator.

Bedroom 2 – 3.91m x 4.14m at widest

Three double power points. Radiator. Storage cupboard.

Rear garden – Shared.

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

Postcode – KW1 5HG

Council Tax – Band B EPC – D58

Price – Offers over £80,000 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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