



## Residential Property

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Georgesons  
Estate Agents

# 10 South Road, Wick



### The Property

This three bedroom mid terrace house is situated within a pleasant sought after area of the town, within close proximity of Wick High School Campus, Newton Park Primary school and all amenities. In need of some modernisation the spacious accommodation comprises of, lounge, kitchen/diner, bathroom and three double bedrooms. The property benefits from electric storage heating and uVPC double glazing throughout. There is an enclosed garden to the rear, mainly laid to grass with mature hedging and open plan front gardens with mature flower beds. This property would be ideal for a family.

### 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.



**Half glazed uPVC door to –**

**Vestibule – 1.31m x 2.13m**

Two pane wooden door to –

**Hall** – Accessing lounge, kitchen/diner, shower room, stairs to first floor landing. Two single power points. Storage cupboard. Storage heater.

**Lounge – 3.65m x 4.14m**

Four double power points. Telephone connection point. Television aerial outlet. Storage heater.

**Kitchen/Diner – 3.09m x 4.06m**

Five double power points. Three single power points. Storage heater. Wall and base units with composite bowl and half sink and drainer. Integral electric oven, halogen hob and cooker hood. Half glazed UPVC door to rear garden.

**Shower Room – 1.65m x 2.19m**

Suite consisting of WC, pedestal wash hand basin, corner shower enclosure with electric shower unit. Storage heater.

**Stairs to first floor landing** – Accessing bedrooms. Storage cupboard. Loft access by hatch.

with mirrored doors, shelf and hanging space. Storage cupboard.

**Bedroom 2 – 3.27m x 4.24m**

Two double power points. Panel heater. Cylinder cupboard.

**Bedroom 3 – 3.24m x 2.89m**

Two double power points. Panel heater. Storage cupboard.

**Front garden** – Laid to lawn with flower borders.

**Rear garden** – Fully enclosed area with street access. Laid mostly to lawn with surrounding hedges. Wooden storage shed. Clothes drying line. Paved patio area.



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

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**Postcode – KW1 5NH**

**Council Tax – Band A      EPC – E48**

**Price** – Offers over £75,000 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.

**Georgesons Estate Agency Ltd**

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