



Georgesons
Estate Agents

Residential Property

18 Barons Well, Wick



The Property

This well presented, three bedroom mid-terrace property is situated in a quiet residential area of the town, within walking distance of all local amenities and the town centre. In great decorative order, the property comprises lounge, kitchen, bathroom and three bedrooms. The accommodation benefits from electric storage central heating and is double glazed throughout. There is a large enclosed paved garden to the front and rear rear of the property. This property would make a lovely family home, or buy to let investment.

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 with side screen to –

Vestibule – 2.11m x 1.65m

Double wooden door partially glazed to –

Hall – Accessing lounge, kitchen/diner, stairs to first floor landing, door to rear of house. Two double power point. Telephone connection point. Storage heater. Under stairs storage cupboard. Smoke detector.

Lounge – 4.05m x 4.23m

Two double power points. Two single power points. Laminate flooring.

Kitchen/Diner – 4.25m x 3.12m

Three double power points. One single power point. Wall and base units with composite bowl and half sink and drainer. Integral cooker hood. Plumbed for washing machine. Storage heater. Laminate flooring.

Stairs To First Floor Landing –

Accessing bedrooms, bathroom. Cylinder cupboard. Storage cupboard. Loft access by hatch. Smoke detector.

Bathroom – 2.37m x 2.45m

Suite consisting WC, pedestal wash hand basin, bath, shower enclosure with electric shower. Shower and bath area wet walled.



Bedroom 1 – 3.11m x 3.74m

Three single power points. Panel heater.



Bedroom 2 – 4.06m x 2.78m

Three single power points. Panel heater.



Bedroom 3 – 2.02m x 3.36m

Two single power points. Panel heater.

Front Garden – Mono blocked area fully enclosed.

Rear Garden – Paved area fully enclosed. Clothes drying facilities. Wooden garden shed.

Postcode – KW1 4PA

Council Tax – Band A **EPC** – D58

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.

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