



Residential Property

Georgesons
Estate Agents

1 Duffus Street, Wick



The Property

This spacious three bedroom semi-detached property is located in a desirable area of Wick close to the town centre and the newly built Noss primary school. In need of some modernisation this accommodation comprises, lounge, kitchen/diner, dining room, utility room, WC, bathroom and three bedrooms. Overlooking the large greenfield playing fields this property benefits from mains gas central heating and uPVC double glazing throughout. There is a fully enclosed garden to the front and rear mainly laid to grass with green house and detached garage. This property would make a lovely family home.

The Area

Wick is the most northerly town on the East Coast of Scotland and on the very popular NC500 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, B&M, Superdrug and Argos, together with most 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 and bus link to Inverness and further south. Wick is also close to the ferry terminals leading on to Orkney Islands.



uPVC door to –

Porch – 1.65m x 1.93m

Triple aspect. One double power point. Fifteen pane wooden door to –

Hall – Accessing lounge, dining room/family room, stairs to first floor landing. Two single power points. Radiator. Smoke detector. Telephone connection point.

Lounge – 4.08m x 3.91m

Four double power points. One single power point. Two aerial outlets. Radiator.

Dining Room – 3.03m x 3.60m

Three double power points. One double power point. One aerial outlet. Radiator. Carbon monoxide detector. Storage cupboard housing gas central heating boiler, radiator, one single power point. Electric fireplace. Door to –



Kitchen/Diner – 4.35m x 4.04m

Three double power points. One single power point. Radiator. Wall and base units with stainless steel bowl and half sink and drainer. Integral double oven, ceramic hob, and cooker hood. Door to –



Utility Room – 1.71m x 3.28m

Two double power points. Four single power points. Radiator. Base unit with stainless steel sink and drainer. Plumbed for washing machine and dishwasher. uPVC door to garden. Door to –

Shower Room – 1.69m x 1.81m

Suite consisting WC, wash hand basin storage unit, shower enclosure with electric shower. Shower area wet walled. Radiator. Walls fully tiled.

Stairs to first floor landing –

Accessing bedrooms, bathroom. Double storage cupboard. Loft access by hatch. Smoke detector.

Bedroom 1 – 4.45m x 4.06m

Double aspect. Two double power points. Telephone connection point. Radiator.



Bedroom 2 – 2.07m x 3.29m

One double power point. Telephone connection point. Radiator. Storage cupboard.

Bathroom – 2.07m x 1.98m

Suite consisting WC, pedestal wash hand basin, bath. Radiator. Walls fully tiled. Ceiling tongue and grooved wood lined.

Bedroom 3 – 3.56m x 3.63m

Two double power points. Built in wardrobes with shelves, hanging space and mirrored doors to one wall.

Front Garden – Enclosed area, paved and gravelled with lawn areas and flower borders.



Rear Garden – Enclosed area, laid to lawn with flower borders. Greenhouse. Outside tap. Clothes drying facilities.

Garage – 5.09m x 4.79m
Power and lights. Up and over electric vehicular door. Pedestrian door.

Postcode – KW1 4HB

Council Tax – Band C **EPC** – D55

Price – Offers over £130,000 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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