



Residential Property

55 Kennedy Terrace, Wick

Georgesons
Estate Agents



The Property

This recently refurbished two bedroom semi detached house with front and rear gardens is located in the Pulteneytown area of Wick. Close to all local amenities including Pulteneytown people project community centre, which provides childcare facilities, various college courses and has a restaurant with play area. Accommodation comprises, lounge, kitchen/diner, two double bedrooms and bathroom. Large garden to rear, laid mainly to grass, offering lots of potential for budding gardeners. The property benefits from mains gas central heating and uPVC double glazing throughout.

The Area

Wick is the most northerly town on the East Coast of Scotland and on the very popular North Coast 500 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, Superdrug and Argos, together with major 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.



Semi-glazed uPVC door to -

Front hallway - 1.44m x 1.28m

One single radiator. Door to -

Lounge - 4.29m x 4.18m

with one double power point, two single power points, one single radiator, gas coal-effect fire with central heating boiler, central heating controller, wood flooring, built-in cupboard/display unit. Door to -



Kitchen/diner - 5.29m x 2.80m

with one double power point, six single power points, one single radiator, fitted base and wall units with stainless steel sink and drainer, stainless steel worktops, laminated wood flooring, gas cooker, cooker hood, plumbed for washing machine. Door to large under-stair cupboard with laminated wood flooring. Door to -



Rear hallway - 0.92m x 0.87m with laminated flooring and fully glazed uPVC door to exterior.

From the front hallway, stair with recessed lighting to -

Landing - 2.08m x 1.90m

with access hatch to loft. Doors to -

Bedroom 1 - 4.20m x 3.30m

with two single power points, one single radiator, wooden flooring, door to walk-in wardrobe.



Bedroom 2 - 3.23m x 3.06m

with two single power points, one single radiator, doors to two built-in wardrobes, door to airing cupboard with hot water tank.

Bathroom - 2.07m x 1.72m

with WC, pedestal wash hand basin, bath with mixer shower, one single radiator.

Front garden - To the front is an enclosed garden laid to grass with concrete paths to the front and side.

Rear garden - At the rear there is an enclosed garden laid to grass and shrubs with a drying area.

Postcode – KW1 5BN

Council Tax – Band A EPC – D64

Price – Offers in the region of £60,000 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.

Georgesons Estate Agency Ltd

**22 Bridge Street
Wick
Caithness KW1 4NG
Tel: (01955) 602222
Fax: (01955) 603016
Email: karen@georgesonsproperty.co.uk
Website: www.georgesonsproperty.co.uk**

**22 High Street
Tain
Ross-shire, IV19 1AE
Tel: (01862) 892555
Fax: (01862) 894861
Email: tain@georgesonsproperty.co.uk**