Residential Property

Gillfield Farm Cottage, by Wick

The Property
This three bedroom detached property is situated on the outskirts of Wick with beautiful views over the open countryside. In good decorative order, accommodation comprises, lounge/diner, kitchen, three bedrooms (two with en-suite) and shower room. The property benefits from electric central heating and upvc double glazing throughout. The fully enclosed surrounding garden is mainly laid to grass with a paved patio area, garden shed and gravel driveway which permits parking for several vehicles. This property would make a lovely family home.

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, Homebase, Superdrug and Argos, together with all 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 half glazed side screen to –

**Vestibule** – 1.46m x 1.20m. Tiled floor with mat well. Fifteen pane wooden door with fully glazed side screen to –


**Kitchen** – 2.50m x 2.79m. Four double power points. One single power point. Wall and base units with bowl and half stainless steel sink and drainer. Serving hatch to diner. Integral cooker hood. Plumbed for washing machine. Tiled flooring.

**Lounge/diner** – L Shaped – 6.11m x 5.58m at widest points. Triple aspect. Five double power points. Telephone connection point. Television aerial outlet. Two wall lights. Storage heater. Fully glazed patio doors. Serving hatch to kitchen.

**Bedroom 1** – 3.58m x 3.60m. Four double power points. Panel heater. Triple wardrobe with shelves, hanging space and mirrored doors. Built in vanity unit with drawers, wardrobe and shelves. Door to –

**En suite** – 2.29m x 1.90m. Suite comprising WC, pedestal wash hand basin, bath with over bath shower head. Wall heater. Storage heater. Extractor fan. Wall light. Bath area tiled.

**Shower room** – 1.90m x 1.69m. Suite comprising WC, pedestal wash hand basin, built in shower cubicle with thermostatic shower. Storage heater. Extractor fan. Wall light.

**Stairs to first floor landing** – Accessing bedrooms 2 & 3. Smoke detector.

**Bedroom 2** – 2.83m x 3.17m. Four double power points. Panel heater. Eaves storage housing water cylinder.

**Bedroom 3** – 5.98 x 3.06m at widest. Four double power points. Panel heater. Eaves access. Door to –

**En suite** – 1.89m x 1.97m. Suite comprising WC, pedestal wash hand basin, corner shower unit with electric shower. Heated towel rail. Extractor fan. Shaving point. Tiled flooring.

**Surrounding garden** – Large lawn area with some trees, shrubs and flower border. Gravel driveway with turning area. Clothes drying facilities. Paved patio area. Wooden storage shed. Fully enclosed.
Video – A video of this property can be viewed on our website.

Postcode – KW1 4TB
Council Tax – Band B  EPC – E51
Price – Offers over £110,000 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.