



Georgesons  
Estate Agents

## Development Property

# Rhind House, West Banks Avenue, Wick



### **The Property**

A rare opportunity to purchase a traditional stone built property with great historical importance. The property was originally built in the 1800's by Alexander Rhind, a prominent local archaeologist. Situated in a much sought after area, within close proximity to the new East Caithness Community Facility. Retaining many original features the property benefits from newly installed gas central heating and double glazing throughout. The spacious accommodation is spread over three floors and comprises, lounge, large kitchen/diner, dining room, eight bedrooms (two with en-suites) and dressing rooms, playroom, office, utility room and two WCs. Set in its own enclosed grounds, the garden is mostly laid to grass with a large driveway with ample parking for several vehicles. There is an opportunity to purchase Rhind House together with Rhind Cottage and Plot with full planning permission at a reduced cost, enquire at office for more details.

### **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 all 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.





**Wooden door to –**

**Vestibule – 1.8m x 2.2m**

**Door to –**

**Main Hall –** Accessing lounge, bedrooms 1, 2, office, kitchen/diner, stairs to first floor landing. Storage cupboard housing electrics.

**Lounge – 5.6m x 4.5m**

**Bedroom 1 – 5.6m x 4.5m**



**Bedroom 2 – 4.2m x 3.7m**

**Office – 4.2m x 3.8m**

**Kitchen – 7.2m x 5.5m**  
Accessing –

**Utility Room/WC – 2.5m x 1.9m**

**Stairs to first floor landing –**  
Accessing bedrooms 3, 4, 5, 6, office and playroom.

**Bedroom 3 – 4.6m x 3.7m**

**Bedroom 4 – 4.2m x 3.7m**

**Office – 1.5m x 1.5m**

**Bedroom 5 – 4.6m x 3.7m**

**Bedroom 6 – 4.15m x 3.67**

**Games Room – 7.1m x 5.5m**  
Accessing –

**WC – 2.7m x 2.0m**

**Stairs to second floor landing –**  
Accessing bedrooms 7, 8.



**Bedroom 7 – 6.4m x 2.8m**

**Door to –**

**En Suite – 2.2m x 1.7m**

**Bedroom 8 – 4.4m x 3.7m**  
Door to –

**En Suite – 2.3m x 1.9m**

**Dressing Room – 1.9m x 1.3m**

**Garden –** Surrounding garden mainly laid to grass with stone walls. Driveway and off road parking for several vehicles.

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**Postcode – KW1 5LU**

**Council Tax Band – F EPC - E**

**Price –** Offers in the region of £250,000 to 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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