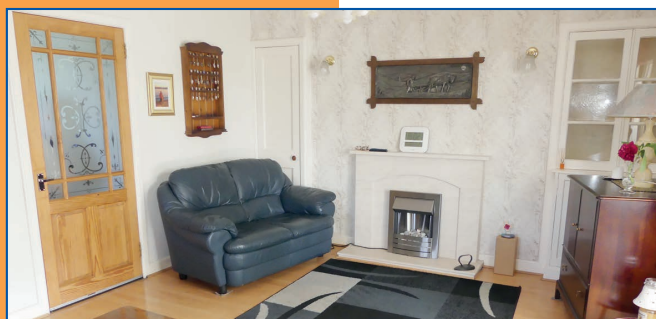




Young
Robertson
& Co.

solicitors • estate agents

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LEALANDS COTTAGE, BILBSTER, WICK

This bright and spacious two-bedroom detached cottage, with side porch and rear sun room, attractive garden and off-road parking enjoys far reaching views to the surrounding countryside and is only a short drive from Wick, the most north-easterly town on the UK. With no onward chain the property benefits from LPG gas central heating and uPVC double glazed windows and doors. All on the level, accommodation comprises entrance vestibule, hallway, generous living room with patio doors that lead into the rear sun room, fitted kitchen that offers access to the side porch/utility, and family bathroom. Both double bedrooms boast double aspect windows, with the main bedroom having fitted wardrobes and overhead storage. Outside there is off-road parking for two cars which could be easily increased using the existing side gate, and the large garden which incorporates a vegetable plot is laid mainly to grass with bordering beds of shrubs, flowers and perennials to give all year-round colour; perfect for the green fingered. The south facing patio offers an excellent spot for al fresco dining and entertaining. Viewing is highly recommended.

29 TRAILL STREET
THURSO KW14 8EG
tel: 01847 896177
fax: 01847 896358
property@youngrob.co.uk
youngrob.co.uk

21 BRIDGE STREET
WICK KW1 4AJ
tel: 01955 605151
fax: 01955 602200
wick@youngrob.co.uk
youngrob.co.uk

caithnessproperty.co.uk 

OFFERS OVER £155,000

Vestibule **1.36m x 0.92m 5'6" x 3'**

Partially glazed uPVC front door. Tiled flooring. Partial fitted wood lining with fitted shelf and coat hooks. Partially glazed door to hall.

Hall

L-shaped hallway with laminate flooring. Cloak cupboard with hanging rail and fitted shelf. Storage cupboard with fitted shelving. Hatch access with Ramsay ladder to the loft. Telephone point.

Living Room **5.61m x 3.87m 18'5" x 12'8"**

Door with decorative glass panel from hallway. Stone feature fireplace with electric fire insert. Laminate flooring. Window to side and double doors lead into the sun room. TV point. Shelved cupboard to recess and fitted sideboard. Wall lights.

Sun Room **3.36m x 2.13m 11' x 6'11"**

Glazed uPVC door to garden. Vinyl flooring. Spotlights.

Kitchen/Diner **3.92m x 3.3m 12'10" x 10'10"**

Fully fitted kitchen with various eye and base level units, work top space and splash back tiling. Cooker. Stainless steel sink with mixer tap and drainer. Window to front. Vinyl flooring. Boiler. Radiator. Door to side porch.

Side Porch/Utility **3.85m x 1.96m 12'7" x 6'5"**

Partially glazed uPVC door. Glazed panels to all elevations. Washing machine. Wall lights. Wood effect vinyl flooring.

Bathroom **2.46m x 1.78m 8'1" x 5'10"**

Bath with electric shower above. Wash hand basin. WC. Extractor. Partially tiled walls. Two wall mounted bathroom cabinets. Fitted shelving brackets. Laminate flooring. Window to front. Radiator.

Bedroom 1 **3.88m x 3.76m 12'8" x 12'4"**

Double aspect windows. Sliding mirrored doors to fitted wardrobes with hanging rails and shelves, and fitted overhead storage units. Door to shelved storage cupboard.

Bedroom 2 **3.3m x 2.57m 10'10" x 8'5"**

Double aspect windows. Radiator. Laminate flooring.

General Information

The floor coverings, curtains and blinds as fitted are included in the sale. Home Report available from property@youngrob.co.uk.

Council Tax

The subjects are in band B. The Council Tax Band may be re-assessed by the Highland Council when the property is sold. This may result in the Band being altered.

EPC

E

Postcode

KW1 5TA

Entry

By arrangement.

Viewing

By arrangement with our Thurso Office.

Price

Offers Over £155,000 should be submitted to our Thurso Office.

Office Hours

9.15am - 1pm, 2pm - 5pm Monday to Friday.

Location

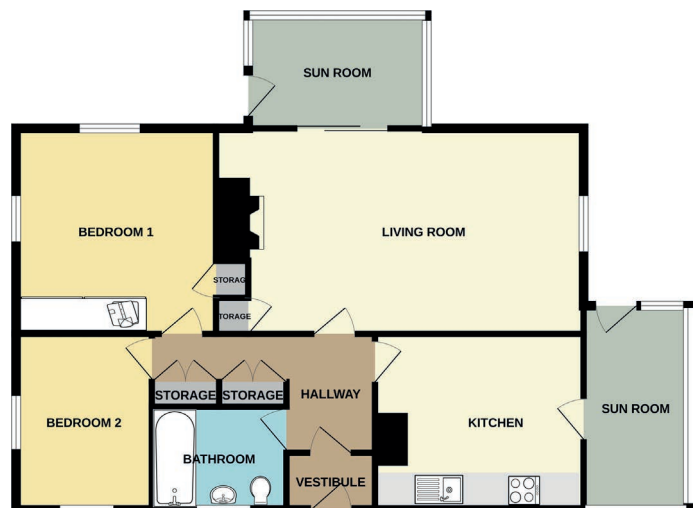
A farming community located approximately 5 miles from Wick. Wick, one of the two main towns of the district has the County General Hospital, supermarkets, professional, medical and educational facilities. From Wick there are regular bus and rail services south and from Wick airport, there are regular scheduled air services. Inverness is approximately two hours' drive.

what3words

///spearhead.shelters.slices

Directions

From Wick heading west on the A882 continue for approximately 5 miles and the property shall be on the left-hand side. From the West continue on the A882, passing through Watten and continuing for approximately 3.1 miles. The property can be found on the right-hand side.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

The information set out here is provided for the convenience and guidance of interested parties. Whilst believed to be true and accurate no statement made here or any representation made by or on behalf of the seller is guaranteed to be correct. All measurements are approximate. Intending purchasers should verify the particulars on their visit to the property and note that the information given does not obviate the need for a full survey and all appropriate enquiries.