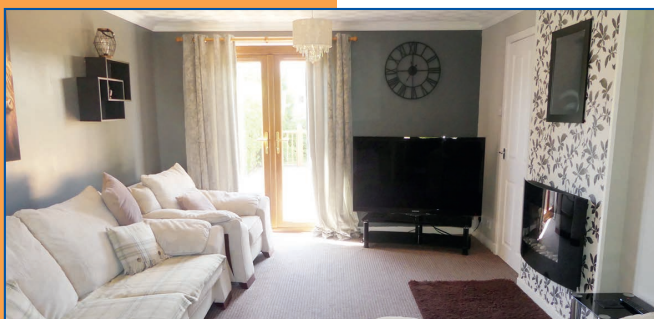




solicitors • estate agents

# Young Robertson & Co.



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## 93 LOCH STREET, WICK

This impressive three-bedroom terraced family home is situated in the Pultneytown area of Wick, being within comfortable walking distance to nearby amenities including the town centre, local primary and high school. Immaculately presented the property benefits from wood grain uPVC windows and doors, and town gas central heating (with recently installed new boiler). Bright and spacious the property offers excellent storage throughout and accommodation comprises entrance vestibule, utility room, hallway, living room with double patio doors leading out to raised decking, and rear vestibule. The modern fitted kitchen with white gloss eye and base units includes integrated appliances and an American fridge freezer. Upstairs off the landing are three bedrooms, all of which offer fitted storage, and there is a contemporary fitted bathroom with four-piece suite. There are generous fully enclosed front and rear gardens with ample on-street parking adjacent. An excellent property viewing is highly recommended.

[caithnessproperty.co.uk](http://caithnessproperty.co.uk)

**OFFERS OVER £100,000**

## Vestibule **1.33m x 1.27m 4'4" x 4'2"**

Partially glazed uPVC front door with glazed side panel. Hard wood flooring.

## Utility Room **1.92m x 1.33m 6'3" x 4'4"**

Fitted work top space and eye level units. Services for washing machine. Wood effect vinyl flooring. Coat hooks to wall.

## Hallway

Carpeted hallway and stairs to first floor. Radiator. Clerestory window to front. Small low-level cupboard housing the electrics. Coat hooks to wall.

## Living/Dining Room **5.76m x 3.49m 18'11" x 11'5"**

Wall mounted electric fire. Window to front. Double patio doors lead out to raised decking. Two radiators. Carpet. TV and telephone point.

## Kitchen **3.88m x 2.86m 12'9" x 9'4"**

Attractive fully fitted kitchen with white gloss wall and base units with contrasting fitted worktops, splash back and LED plinth lighting. Fitted double oven and grill at eye level and four ring fitted hob. Integrated dishwasher. Stainless steel sink with mixer tap and drainer. American fridge freezer – fully plumber in for ice and water. Radiator. Vinyl flooring. Window to rear overlooking the garden. Spotlights.

## Rear Vestibule **1.8m x 0.94m 5'10" x 3'**

Fitted storage cupboard. Wood effect vinyl flooring. Partially glazed uPVC door to the garden. Door to living room.

## Landing

Double doors to linen cupboard housing the boiler and fitted shelving. Hatch access to the loft which is floored and has light fitting. Carpet.

## Bedroom 1 **3.82m x 3.66m 12'6" x 11'11"**

Window to front with views to the garden. Double doors to fitted wardrobe with hanging rail and shelf offering excellent storage. Radiator. Carpet. TV point

## Bedroom 2 **3.37m x 2.86m 11' x 9'4"**

Window to front. Carpet. Radiator. TV point. Door to fitted wardrobe with hanging rail and shelf.

## Bedroom 3 **2.74m x 2.42m 9' x 7'11"**

Door to fitted wardrobe with hanging rail and shelf offering excellent storage. Radiator. Carpet. TV point. Window to rear with views to the garden and Wick skyline.

## Bathroom **2.67m x 2.61m 8'9" x 8'7"**

Double ended bath. Shower to recess with wet wall and thermostatic dual head multi-jet shower. Spotlight extractor. WC with push top flush. Wash hand basin with mixer tap. Wood effect vinyl flooring. Partially tiled walls. Window to rear.

## Garden

The rear garden is fully enclosed and bounded with timber fenced panels and block-built walls. Laid mainly to grass with a large decked area with balustrade perfect for al fresco dining and entertaining. The fully enclosed front garden is of a good size and also laid mainly to grass with a gate and pathway leading to the front door.

## General Information

The floor coverings, curtains and blinds as fitted are included in the sale. Some items of furniture may be available under separate negotiation. Home Report available from property@youngrob.co.uk.

## Council Tax

The subjects are in band A. 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

C

## Postcode

KW1 5QL

## Entry

By arrangement.

## Viewing

By arrangement with our Thurso Office.

## Price

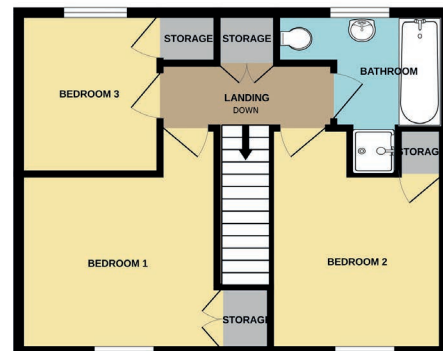
Offers Over £100,000 should be submitted to our Thurso Office.

## Office Hours

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

## Location

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.



*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.*