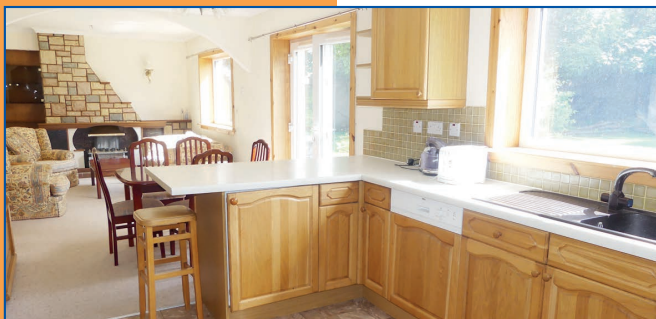




solicitors • estate agents

Young Robertson & Co.



ARNISH, 9 ALBERT STREET, WICK

This versatile five-bedroom detached bungalow with attached garage and large rear garden is conveniently located being within comfortable walking distance to local schooling, supermarkets, playing fields/park, and the town centre. Cleverly designed the property offers excellent storage throughout and presents further development opportunities. Benefitting from uPVC double glazed windows and doors and town gas central heating the property is in walk in condition however could benefit from some cosmetic upgrading. A particular feature of the property is the open plan arrangement of the expansive kitchen/dining/family room that forms the heart of this superb family home. Generous living accommodation comprises vestibule, hallway, spacious living room, kitchen/dining/family room with double doors leading out to the garden, utility room offering access to the garage, WC, sun room two double bedrooms and family bathroom with four-piece suite. Upstairs off the landing, which offers further storage, are two generous double bedrooms, both of which have fitted wardrobes and a smaller bedroom with access to the eaves. Outside the garden wraps around the property and incorporates a large double storey shed to the rear (in need of upgrading). Making an excellent home for the growing there is also off-road parking to the front of the garage, with ample on street parking adjacent. Viewing is highly recommended.

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OFFERS OVER £185,000

Vestibule

Airy entrance vestibule with glazed uPVC front door and side panel. Parquet flooring. Glazed obscured glass and door to hallway.

Hallway

L-shaped carpeted hallway. Two radiators. Stairs to first floor with opening below housing the electrics. Storage cupboard.

Living Room 6.12m x 3.84 20'8" x 12'7" max

Box window to front. TV point. Carpet. Wall lights. Radiator.

Kitchen/Diner/Family Room 10.06m x 3.26m 33" x 10'8"

Fitted kitchen with breakfast bar area, base and eye level units, work top space and splash back tiling. Fitted single oven with hob and extractor above. Sink with miser tap and drainer. Integrated dishwasher and fridge. Tile effect vinyl flooring to kitchen area, carpet to dining area and family room. Decorative Fyfe stone effect fireplace and fitted side unit to recess. Wall lights. Two windows to rear. Double patio doors lead out to the garden.

Utility Room 2.35m x 1.56m 7'8" x 5'1"

Services for washing machine. Tiled flooring. Radiator.

WC 1.56m x 1.11m 5'1" x 3'7"

Wash hand basin. WC. Tiled flooring. Radiator. Window to side.

Sun Room 3.58m x 1.71m 11'9" x 5'7"

Window to rear and side. Tiled flooring. Radiator. Glazed door to garden.

Bedroom 4 4.42m x 2.95m 14'6" x 9'8" max

Window to front. Carpet. Radiator. Fitted wardrobe with hanging rail, shelf and over head storage.

Bedroom 3 4.42m x 3.06m 14'6" x 10' max

Window to front. Carpet. Radiator. Fitted wardrobe with hanging rail, shelf and overhead storage.

Bathroom 4.35m x 2.43m 14'3" x 7'11" max

Corner shower enclosure with wet wall and electric shower. Bath. WC with push top flush. Wash hand basin. Window to rear. Wall light. Partial wet wall to walls. Radiator. Cupboard housing the boiler and hanging rail.

Landing

Carpet. Two storage cupboards, one of which gives access to the whole loft area offering excellent storage space.

Bedroom 1 4.46m x 3.56m 14'7" x 11'8"

Fitted wardrobe to recess. Carpet. Window to side. Radiator.

Bedroom 2 4.38m x 3.56m 14'4" x 11'8"

Fitted wardrobe to recess. Carpet. Window to side. Radiator.

Bedroom 5 3.6m x 2.48m 11'9" x 8'1"

Twin window to rear with views to the garden. Carpet. Radiator. Two access doors to the eaves.

Garage 5.52m x 3.66m 18'01" x 12"

Up and over door and window to side. Steps lead up to the utility room. High ceiling. Fitted eye and base level units with work top space. Outside to the front of the garage is an off-road parking space.

Garden

The gardens wrap around the property and are laid mainly to grass with borders of flowers and shrubs and occasional trees. Bounded with block-built walls with the rear garden including a large two-storey block built shed which had a timber frontage to the second level and is now in need of upgrading..

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 D. 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

D

Postcode

KW1 5BQ

Entry

By arrangement.

Viewing

By arrangement with our Thurso Office.

Price

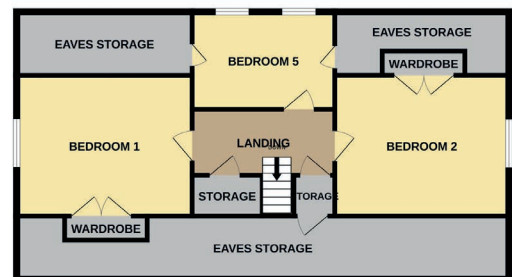
Offers Over £185,000 should be submitted to our Thurso Office.

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.