



macleod & maccallum



10 Grey Coast Buildings, Williamson Street, WICK, KW1 5ES

Offers Over £92,500

REF: 58359





Located in a quiet residential street, this two bedroom property, which is in immaculate condition throughout, represents an ideal purchase for a first-time buyer or someone looking for a home close to the Town Centre. With ample storage and well proportioned rooms, the property has been freshly painted and re-carpeted throughout and benefits from double glazing and gas fired central heating.

Viewing is highly recommended to fully appreciate this delightful property and convenient location.

The accommodation which is reached via an entrance door from the street consists of; hallway with large storage cupboard; well appointed kitchen with a good selection of base and wall mounted units, complementary tiling to splashback, deep window ledge, fridge freezer, washing machine, electric hob and oven; cloakroom comprising a WC, wash hand basin and space for the installation of a shower; lounge with ample room for dining, double aspect with glass doors, allowing the room to flood with natural light and leads to the communal courtyard; on the upper floor the landing gives access to a large storage cupboard; attic; double aspect bedroom with views overlooking the courtyard and the street; further double bedrooms with large fitted wardrobe and family bathroom comprising a three-piece suite in white with mains powered shower over the bath.

The property enjoys the use of communal courtyard where one can sit and appreciate the sunshine. There is ample on-street parking available for both residents and visitors.

The town of Wick offers an excellent range of facilities, most of which are within walking distance and include supermarkets, banks, Post Office and good selection of retail outlets along with a hospital and Airport. Both Primary and Secondary education are available in the Town. As the area is a highly popular tourist destination with an excellent range of activities available on your doorstep including walking, fishing, climbing, pony trekking along with some beautiful beaches, mountain ranges and John O'Groats, the most northerly point on the Scottish mainland.

Inverness, the main business and commercial centre in the Highlands is approximately 2 hours drive away and offers extensive shopping, leisure and entertainment facilities along with excellent road, rail and air links to the South and beyond.

Hall	5.20m x 2.12m (17'0 x 6'11)	Bedroom 1	5.43m x 2.83m (17'9 x 9'3)
Cloakroom	3.19m x 1.51m (10'6 x 4'11)	Bedroom 2	4.36m x 3.43m (14'3 x 11'3)
Kitchen	2.98m x 2.70m (9'9 x 8'9)	Bathroom	2.91m x 2.45m (9'6 x 8'0)
Lounge	5.60m x 3.79m (18'3 x 12'5)		



General

All floor coverings, light fittings and white goods are included in the asking price.

Services

Mains water, drainage, gas and electricity.

Council Tax

Council Tax Band B

EPC Rating

B

Post Code

KW1 5ES

Entry

By mutual agreement

Viewing

By appointment through Macleod & MacCallum's Property Department on 01463 235559.

Reference

KLA/JD/HIGH0055/0177

Price

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Directions

As you enter the town of Wick, continue towards the river and at the roundabout take the third exit onto River Street. At the next roundabout, take the third exit onto Williamson Street and the property is further along on the left hand side.

If you are thinking of selling your property, we offer a FREE Valuation.

Please call our Property Department on 01463 235559 for further details.

