



Highland Law Practice

Residential Property

15 River Lane, Wick, Caithness

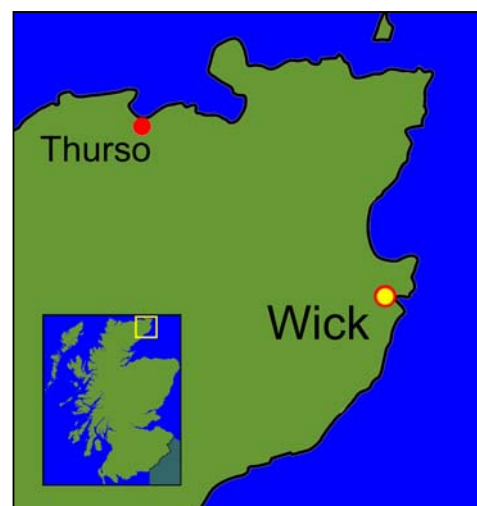


The Property

A spacious town centre four-storey maisonette with four bedrooms. This is an ideal opportunity for a buy to let investor, someone looking for a modernisation project or family home. Benefiting from electric central heating with added option of gas fire.

The Area

Wick is the most northerly harbour town on the east coast of Britain, and the County town of Caithness. The town offers the usual multiple stores, ample free parking adjacent to the main High Street, and a small pedestrianised shopping area, which predominately comprises Nineteenth Century buildings. Nursery, primary, secondary and college education can be obtained within the town.



GROUND FLOOR ENTRANCE

First Floor



Kitchen/Dinning Area – 6.73m x 3.4m – Kitchen and dinning area with Stainless steel sink and Gas Cooker. Ample cupboards and storage. There are two small radiators, one single and six Double sockets.



Living Room – 3.6 x 4.5m – Working gas fireplace, one large radiator and two double sockets.

W.C – 2.1m x 2.0m – White suite, towel rail and storage cupboard.

Prospective purchasers should note:

- All descriptions are subjective, and prospective purchasers will require to satisfy themselves of any element they consider essential.
- Measurements are taken with an electronic measure, and are intended to give an indication of room sizes only. Prospective purchasers shall be required to take their own measurements if these are considered an essential feature.
- These particulars do not form any part of an offer to sell, and shall only form part of any contract if specifically incorporated therein. The owners reserve the right not to sell or to sell to anyone at any price without giving warning to other interested parties.
- No warranty is given (a) that any item included in any photograph is included in the sale; (b) that any proposed use has or will have any necessary permissions.

Second Floor



Bedroom 1 – 5.06m x 2.9m – Main bedroom with view of Wick river and Lower Pultneytown. Two large built in wardrobes. One small radiator and two double sockets.

Bedroom 2 – 4.7m x 3.8m – ‘L’ Shaped room with large cupboard. One large radiators and 2 double sockets.

Bedroom 3/Study – 3.5m x 2.6m – Single room with built in cupboard, one large radiator and two double sockets.

Shower Room – 2.3m x 2.1m – W.C with shower unit.

Third Floor

Landing – access to bedroom 4 and access to roof space.

Bedroom 4 – 3.75m x 3.5m (coombed) – Double room with large skylight and one double socket.

Postcode – KW1 4PY

Council Tax – Band B

Price – Offers over £75,000 to be lodged with the selling agents, Highland Law Practice. Home Report available.

Viewing – By appointment via Highland Law Practice

Home Information Report available

Highland Law Practice

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Our Reference: PSAC/RM/WICK-4-3(B)

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