



Highland Law Practice

## Residential Property

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**“Sycamore”, 15 Upper Dunbar Street,  
Wick, Caithness**

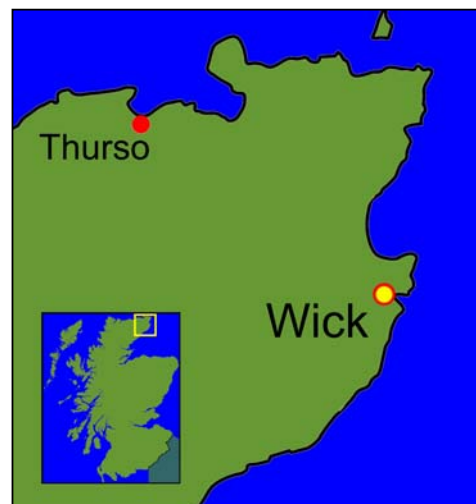


### **The Property**

3 Bedroom Mid-Terraced property with Mains Gas Central Heating, UPVC double glazing, Low maintenance private garden to the rear of the property and to the front.

### **The Area**

This property is situated in the popular residential Upper Pultneytown area of Wick, which was laid out by the engineer Thomas Telford in the early C19th to support the increasing population then involved in the fishing industry. There are ample small shops in the vicinity and the main town centre is a short walk away. Wick is the most northerly town on the east coast of Britain. The town offers shoppers the usual multiple stores, ample free parking adjacent to the main High Street, and a pedestrianised precinct which affords easy public access to the modern central shopping area.



**Entrance Hall** –1.6m x 2.5m. Access to all ground floor rooms with storage space under stairs. Two Double sockets and one phone point. Downstairs W.C. Toilet and matching hand basin.

**Living Room/Dining Room** – 3.4m x 9.5m. Electric fire and raised fire place with two large sockets. Dining room on raised laminated floored level. Four Double sockets and TV point. Patio doors out to garden



**Kitchen** – 2.2m x 3.5m. Lino flooring. Gas Cooker and Stainless Steel Sink. Four double and one single sockets. Two small radiators. And rear door out to garden.



#### **First floor:**

**Landing** – 2.3m x 2.9m. Acces to all upstairs rooms.

**Bedroom 1** – 3.8m x 3.1m. Double bedroom with built in Wardrobe. One Large Radiator and two Double sockets.



**Bedroom 2** – 1.9m x 4.2m. Double bedroom with built in Wardrobe. One Large Radiator and two Double sockets.

**Bedroom 3** – 2.7m x 2.9m. Double bedroom with small radiator, two double sockets and TV point.

**Bathroom** – 3.6m x 1.5m. White ceramic suite with electric shower.

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**Postcode** – KW1 5QH

**Council Tax** – Band A

**Price** – Offers over £85,000 to be lodged with the selling agents, Highland Law Practice. Home Report available.

**Viewing** – By appointment via Highland Law Practice or client Mrs Bain on 01955 602716

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#### **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.

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**Our Reference: PSAC/RM/BAIN-16-2**

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