



Highland Law Practice

Residential Property

**31A Dempster Street, Wick
Caithness**

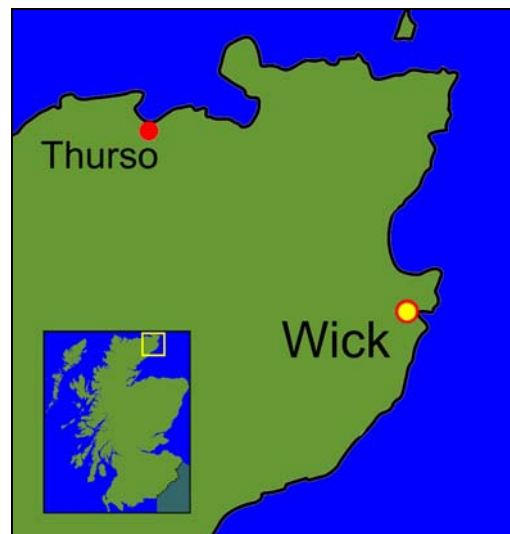


The Property

Mid-terrace 4 Bedroom stone built apartment in a central location within walking distance of the town centre, local High School and Primary School. This is an ideal opportunity for a buy to let investor, someone looking for a modernisation project or family home. Benefiting from gas central heating with added option of open 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.



Living Room – 4.0m x 4.4m. Gas fire with stone surround. One radiator, three double power points, one single power point, one telephone point and one television point.



Bedroom 1/Living Room 2 – 4.5m x 4.1m. Coal fire. One radiator and two double power points.



Bedroom 2 - 3.3m x 4.4m. Built in wardrobe. Three double power points, one single power point, one telephone point and one television point.

Bedroom 3 – 4.9m x 3.1m. One radiator and two double power points.

Bedroom 4 – 2.8m x 4.2. One radiator and two power points.

Kitchen – 3.2m x 3.2m. Ample storage space, stainless steel sink and archway leading to kitchen.

Kitchen – 3.2m x 3.0m. Stainless steel sink, apple fitted cupboards, cooker switch. Three double sockets. Archway leading to dining room.



Loft/Workshop – Large completely floored loft space 14m x 10m (crossed). Sky lights and electric.



Postcode – KW1 5QB

Council Tax – Band B

Price – Offers over £95,000 to be lodged with the selling agents, Highland Law Practice.

Viewing – By appointment via Highland Law Practice

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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