



29 Willowbank Road, Wick, Caithness
KW1 4NY

Offers Over £80,000

- Advertised at £15,000 less than Home Report Valuation
to secure a quick sale



Early C19th stone built grade 'B' listed two bedroom single storey property, in established and popular residential area close to the town centre.





Further Detail

The building backs on to Willowbank to the north, with the entrance being through the south facing garden. The spacious living room has partial views across Wick to the open sea, and a Fyfe stone fireplace with Caithness flagstone hearth fitted with gas fire, and together with the dining room is located in the existing long established extension, the original structure containing the two bedrooms, kitchen and bathroom. The modern fitted kitchen has ceramic tiled floor, marble effect worktop and ample base and wall units. The bathroom is equipped with a double walk-in shower unit and large bath as well as usual WC & basin, the walls being tiled to dado level.

The property further benefits from having gas central heating and mixture of upvc & wooden double glazing, whilst the rear of the property has an enclosed garden laid to grass, low maintenance patio area and a stone built shed.

The property offers good potential for rental income as a buy-to-let purchase. There is also the possibility of extension into the attic space, given similar conversions that have been carried out on neighbouring properties. Potential purchasers would have to satisfy themselves on this point with the local authority and apply for the relevant building and planning consents.

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 central shopping area. Transport to the town is via the A9/A99 road, railway or flights to Wick Airport. Wick Harbour was once one of the busiest fishing ports in Scotland, but now is predominately used for cargo and the fully serviced 70 berth marina.

Accommodation

Vestibule	3.53m x 1.03m (11'7" x 3'4")
Hall	6.20m x 0.96m (20'4" x 3'2")
Dining Room	5.07m x 2.55m (16'7" x 8'4")
Lounge	5.07m x 4.46m (16'7" x 14'7")
Kitchen	3.34m x 2.96m (10'11" x 9'8")
Bedroom 1	4.43m x 3.18m (14' x 10'5")
Bedroom 2	4.42m x 3.35m (14'6" x 10'11")
Bathroom	3.12m x 2.88m (10'3" x 9'5")



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Viewing

Through Inksters on 0845 241 1222. Calls taken 9am to 9pm on weekdays and 10am to 4pm at weekends, or direct on 01955 602716.

Entry Date

Negotiable

Energy Performance Certificate

The EPC Rating for this property is Band E.

Home Report

A Home Report is available for this property with a valuation of £95,000

Travel Directions

Approaching the town from the south, at the Cliff Road roadabout turn right along River Street, then turn left at the next roundabout to cross the Service Bridge; turn left at the roadend junction and follow Shore Lane uphill taking the second right hand turn into Willowbank where number 29 is on the right hand side.

Alternatively after crossing the Service Bridge, turning right will take you along The Shore and Scalesburn which will then join into Willowbank; turning left, number 29 will be found on the left hand side.

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Note

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.

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