



## 15 Willowbank Wick

**Offers over  
£135,000**



- 4 Bedrooms
- Large garden
- Dining room
- End terraced house
- Spacious kitchen
- Walk in condition

**\*\* £10,000 below Home Report valuation \*\***

A well presented, traditional stone built, 4 bedroom end terraced house with a large rear garden. An attractive property with excellent views of Wick harbour and the bay from the rear windows. It is in close proximity to all the Wick amenities, services, seafront, etc.

The layout comprises on the ground floor: vestibule, hall, utility room, rear hall, lounge, dining room and shower room. First floor: landing, spacious kitchen/diner, bedroom 1, bedroom 4/study. Second floor: landing, bathroom, bedrooms 2 and 3. Externally is a shared south facing rear garden with a block/brick built garden shed.

Mains gas central heating and double glazing throughout. Council tax band B and energy efficiency rating E. A Home Report and virtual tour can be found on our website: [pollardproperty.co.uk](http://pollardproperty.co.uk)

What3words: ///nips.gateway.movie

**Vestibule 3' 7" x 3' 3" (1.1m x 1m)**

Enter via a solid front door with 3 glass panels and a fan light above which makes this neutrally decorated vestibule light and airy. A 6 panelled internal glass door opens into the hall.

**Front hall 6' 11" x 3' 7" (2.1m x 1.1m)**

A neutrally decorated hallway with a high ceiling. Doors open into the shower room, dining room and a glass 6 panelled door into the utility room.

**Shower room 7' 3" x 3' 3" (2.2m x 1m)**

A handy ground floor shower room with wet wall and a uPVC silver/white tongue and groove ceiling. There is a deep recessed, frosted glass arrow slit window that bathes the room in natural light. In one corner is a shower cubicle with a mains shower, opposite is a corner wash hand basin inset a vanity unit and beneath the window is a white toilet.

**Utility room 8' 10" x 4' 11" (2.7m x 1.5m)**

Between the front and rear halls is the utility room. It is neutrally decorated with a dark kitchen worktop, white floor units, Metro tiled splashback and built in cupboard. There is a stainless steel, single round sink and beneath the worktop is plumbing for a washing machine and tumble dryer.

**Rear hall 11' 10" x 5' 3" (3.6m x 1.6m)**

A bright, naturally lit hall from a half glazed external door to the rear garden and the glass panelled internal door to the utility room. A carpeted staircase goes to the first floor landing and a panelled door opens into the lounge.

**Lounge 12' 6" x 10' 6" (3.8m x 3.2m)**

A spacious, neutrally decorated room with a picture window overlooking the rear garden and etched glass panelled double doors opening into the dining room. There is a polished stone/wooden fireplace with an inset electric fire and adjacent is an alcove with a built in cupboard.

**Dining room 12' 6" x 10' 6" (3.8m x 3.2m)**

An attractive, well proportioned room that is carpeted and stylishly decorated. There is a similar alcove with cupboard as the lounge and a large picture window overlooking the front of the property. It has dual access to the front hall and lounge with space for a dining table and seating for at least 8 people.

**First floor landing 7' 10" x 6' 7" (2.4m x 2m)**

A carpeted landing with a high ceiling and neutrally decorated. Doors lead off to the kitchen/diner, bedroom 1, bedroom 4/study and built in cupboard.

**Kitchen/Diner 18' 8" x 13' 9" (5.7m x 4.2m)**

A spacious kitchen/diner with a high ceiling, wooden floor and 2 large windows overlooking the rear garden that flood the room with natural light. There are contemporary black gloss wall units, white floor units with a solid wood worktop and matching kitchen island that has an inbuilt sink. The integrated appliances are: American style fridge freezer with wine cooler, steam oven, electric oven, warming drawer, electric induction hob, Teppanyaki grill, electric BBQ, cooker extractor hood and dishwasher. Additionally, there is a kitchen base board heater unit.

**Bedroom 1 14' 5" x 10' 6" (4.4m x 3.2m)**

A spacious, airy king sized bedroom that has a high ceiling with original cornicing, neutral decoration and carpet flooring. There is a large window overlooking the front of the property and a recessed alcove with a built in cupboard.

**Bedroom 4/Study 9' 10" x 7' 10" (3m x 2.4m)**

Currently being used as a study. This is a single bedroom that is carpeted and has a recessed window overlooking the front of the property.

**Second floor landing 6' 7" x 5' 7" (2m x 1.7m)**

A carpeted landing which is naturally light by an overhead Velux window. This neutrally decorated space has doors leading to bedrooms 2 and 3, and a bathroom.

### **Bathroom 6' 3" x 5' 7" (1.9m x 1.7m)**

A stylish bathroom with a frosted window, tiled floor and walls. It has a white bath with a mains shower, hand held and raindrop showerheads and glass shower screen. This is accompanied with a white pedestal wash hand basin, toilet, chrome heated towel rail and illuminated wall mirror. There is electric underfloor heating which is controlled by a unit on the landing.

### **Bedroom 2 12' 6" x 10' 6" (3.8m x 3.2m)**

A bright, carpeted double bedroom that is neutrally decorated and has a half vaulted ceiling. There is a large dormer window which offers views of the rear garden and Wick harbour/bay.

### **Bedroom 3 12' 6" x 10' 6" (3.8m x 3.2m)**

Currently being used as a child's nursery. Another spacious double bedroom that is carpeted, has a half vaulted ceiling and a large dormer window overlooking the front of the property.

### **Rear Garden**

A shared enclosed south facing rear garden mainly laid out to lawn with established trees and bushes. There is a block/brick built garden shed (3.65m x 1.67m) with a concrete floor. A shared path runs along the back of the property and around to the front.

All carpets, curtains and blinds are included in the sale.

Please call Pollard Property on 01847 894141 to arrange a viewing.

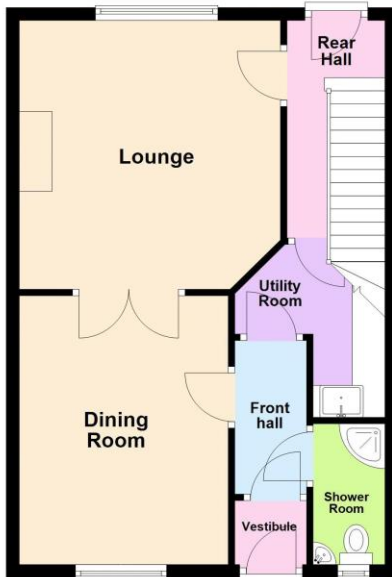






### Ground Floor

Approx. 47.9 sq. metres (516.0 sq. feet)



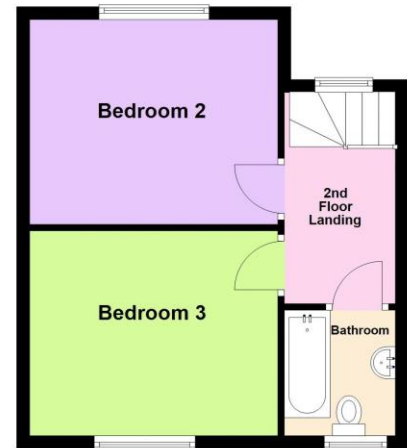
### First Floor

Approx. 49.6 sq. metres (533.8 sq. feet)



### Second Floor

Approx. 34.2 sq. metres (368.6 sq. feet)



Total area: approx. 131.8 sq. metres (1418.4 sq. feet)

**Asking Price** in Scottish Legal Form to Pollard Property. **Viewing** by appointment through Pollard Property, call 01847 894141. **Entry** by arrangement. **For current tax bandings:** [www.saa.gov.uk](http://www.saa.gov.uk) **Mortgage Information:** please phone us to discuss your requirements. **Valuation:** If you would like a FREE, no obligation valuation and market appraisal on your property please contact us on 01847 894141.

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