



**4  
Gladstone Place  
Wick**

**Offers Over  
£65,000**



- Ground floor maisonett
- Mains gas heating
- Ample parking
- 1 Double bedroom
- Central location
- Garden

A charming and traditional maisonette in Wick, offering a peaceful living environment with close proximity to essential amenities. Being ground-floor and mid-terraced, it provides easy access and a cosy setting, while its stone-built construction adds character. The location backing onto Bignold Park offers beautiful views and a sense of tranquility, despite being centrally located in the town. Wick's amenities are within walking distance and include transportation links and shopping options, making it a convenient place to live.

Accommodation comprises: hall, a double bedroom, lounge, kitchen, shower room and back porch. Externally is a front and rear garden. This property benefits from mains gas central heating throughout and is Council tax band A with an EPC rating C.

For a Home Report and the 360 tour, please go to our website [www.pollardproperty.co.uk](http://www.pollardproperty.co.uk) What3words ///completed.radar.deaf

**Hall 15' 9" x 3' 3" (4.8m x 1.0m)**

The uPVC front door opens into the hallway which gives access to the bedroom, shower room and lounge. There is a very large storage cupboard which extends under the stairs for the property above. The floors are finished in laminate with an inset front door mat. Walls are neutrally painted in an off white colour.

**Lounge 14' 1" x 12' 2" (4.3m x 3.7m)**

This is a bright and airy room, benefitting from the large window overlooking the front garden. There is a slate hearth with an adjacent electric socket for an electric fire. Light coloured carpets and walls complete this spacious room.

**Kitchen 10' 6" x 9' 6" (3.2m x 2.9m)**

A neat, internal kitchen that has a built in airing cupboard (with radiator inside). There is a shelved alcove and modern, fitted white wall and floor kitchen units with a faux light wood worktop. Integrated appliances include an electric oven, 4 burner ceramic hob and an overhead extractor fan. There is plumbing for a washing machine. The room is finished with a tiled splashback, light walls and laminate flooring. Glass doors open into the lounge and rear porch.

**Bedroom 9' 10" x 9' 10" (3m x 3m)**

This is a spacious double bedroom with a built in double wardrobe with wooden louvred doors. The recessed window overlooks the back garden and bathes the room in natural daylight. It has neutral decoration and is carpeted.

**Shower Room 6' 3" x 3' 11" (1.9m x 1.2m)**

An internal shower room that has a built in shower with a wet wall splashback and electric shower. There is a white pedestal wash hand basin and toilet with wet wall splashback and a tiled floor. Above the shower is an extractor fan and above the wall mirror is a light fitting that incorporates a shaver socket.

**Back Porch 6' 11" x 3' 11" (2.1m x 1.2m)**

The fridge freezer (included in the sale) and combi boiler are located in the back porch. The walls are light coloured with a tile effect vinyl flooring. A large window overlooks the rear garden and provides plenty of light to the room which also flows into the kitchen area. A solid uPVC external door opens out into the garden.

**Gardens**

The front garden is low maintenance with a hedge and ornate wrought iron railings and gate. A paved path leads to the front door and accesses the parking area on Agnes Street. The rear garden is laid to lawn with a drying area and block wall boundary.

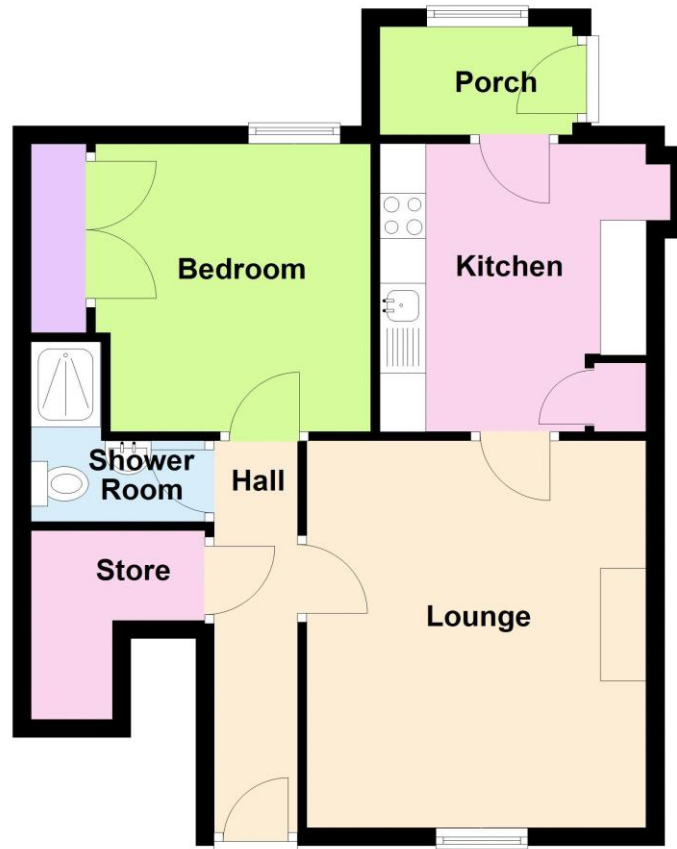
All carpets, curtains and the fridge freezer are included in the sale.

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





## Ground Floor



**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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