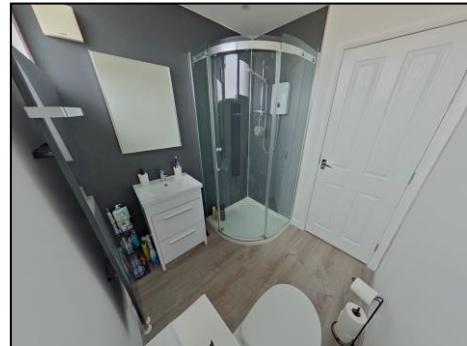


**47  
Macleod Road  
Wick**

**Offers Over  
£88,000**



- 2 Bedrooms
- Sea views
- Modern interior
- End terraced house
- Secure rear garden
- Walk in condition

**A modern 2 bedroom end-terrace house in walk-in condition, featuring stylish contemporary décor throughout. The property benefits from a secure rear garden and sea views that add to its appeal.**

Ideally located close to Wick town centre, the property enjoys easy access to a wide range of amenities including shops, leisure facilities, doctor and dentist surgeries, as well as both primary and high schools. The area also offers excellent riverside walks and a charming working harbour, making it an ideal setting for both families and professionals alike.

The property layout on the ground floor: porch, hall, lounge, kitchen/diner, rear lobby. First floor: landing, 2 double bedrooms and a shower room.

Double glazed and gas central heating throughout. Council tax band A and energy performance 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: //soup.worm.kilt

**Porch 5' 11" x 3' 11" (1.8m x 1.2m)**

Enter via a half glazed front door with adjacent window into a bright, L-shaped porch. It is neutrally decorated and has laminate flooring. A 6 glass panelled internal door opens into the hall.

**Hall 9' 2" x 5' 11" (2.8m x 1.8m)**

The bright and welcoming hall benefits from borrowed light from the rear lobby, porch and the first-floor landing window, creating an airy feel. It is neutrally decorated and features laminate flooring, with doors leading to the lounge, kitchen/diner, porch and rear lobby. A carpeted staircase rises to the first floor landing

**Kitchen/Diner 11' 10" x 10' 2" (3.6m x 3.1m)**

A modern, well presented kitchen/diner which has neutral decoration and laminate flooring. There are 2 built in cupboards, a large window overlooking the rear garden and fitted wood designed floor and wall units. This is complemented by a dark grey faux marble worktop with a mosaic tiled splashback. The integrated appliances are: 4 burner ceramic electric hob, electric oven and overhead extractor fan. There is plumbing for a washing machine, space for a fridge freezer, table and seating for 4 people.

**Lounge 13' 1" x 10' 0" (4m x 3.05m)**

A well proportioned, spacious lounge that is stylishly decorated with laminate flooring. The room is bathed in natural daylight by a large window overlooking the front of the property.

**Rear lobby 5' 11" x 3' 11" (1.8m x 1.2m)**

A useful room that has neutral decoration, laminate flooring, an internal 6 glass panelled internal door and a half glazed external door with matching adjacent window.

**Landing 10' 6" x 5' 11" (3.2m x 1.8m)**

A carpeted staircase and landing with contemporary balustrade and handrail. At the top of the landing is a high level window that floods the space with natural light. Doors access the 2 double bedrooms, shower room and built in cupboard.

**Shower Room 5' 11" x 5' 11" (1.8m x 1.8m)**

A modern, elegant shower room that has neutral decoration, vinyl flooring and a high level frosted window. There is a corner shower cubicle with an electric shower and wet wall splashback. This is complemented by a white toilet, wash hand basin inset a vanity unit, wall extractor fan and contemporary radiator.

**Bedroom 1 12' 0" x 11' 6" (3.65m x 3.5m)**

Another stylishly decorated room. This spacious double bedroom is carpeted with 2 built in wardrobes and a large window that overlooks the rear garden.

**Bedroom 2 12' 0" x 9' 6" (3.65m x 2.9m)**

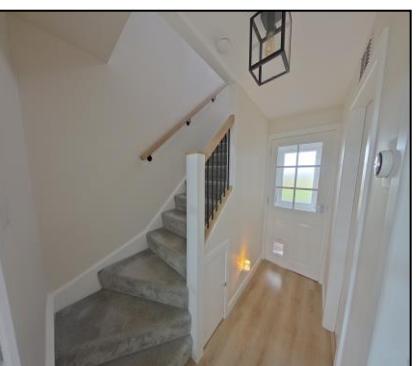
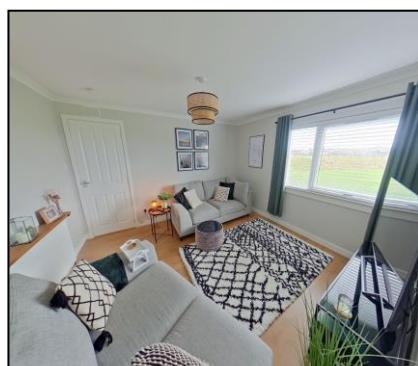
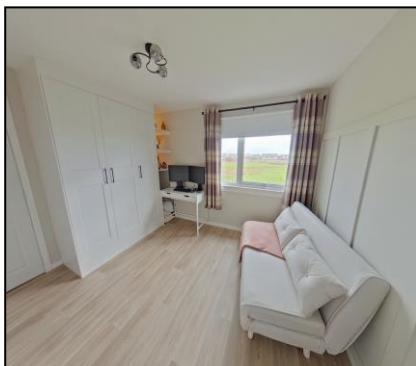
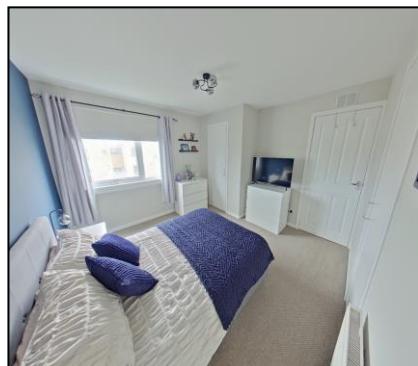
A spacious double bedroom that is neutrally decorated and has laminate flooring. There is a built in cupboard and a fitted wardrobe plus shelving. The room is bathed in natural daylight by a large window overlooking the front of the property that has sea views.

**Garden**

The front garden is open plan which is paved and a cement path goes to the front door. The rear garden is laid to lawn with a cement path to a block built shed and a garden gate. It has a high block built wall and ranch fence boundary.

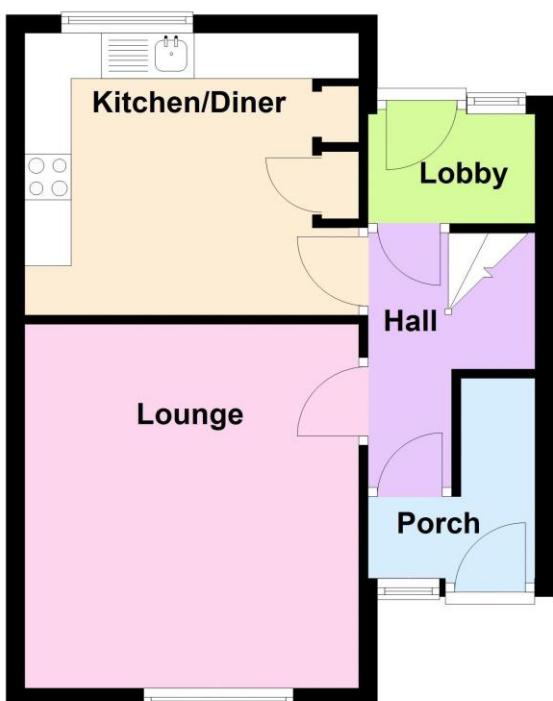
All carpet, curtains and blinds are included in the sale.

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





### Ground Floor



### First 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.

**INTERESTED PARTIES SHOULD NOTE:** Particulars have been prepared to give intending purchasers an overall view of the property. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any services, appliances, or facilities are in good working order. Purchasers must satisfy themselves on such matters before purchasing. It should not be taken that any contents/furnishings/furniture etc. photographed are included in the sale. It should not be taken that the property remains as displayed in the photographs. Areas, measurements or distances referred to are given for guidance only and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. Planning permissions or potential uses such information is given in good faith, purchasers should make their own enquiries into such matters. Descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Neither these particulars nor any communication by us on behalf of the vendor relative to the property shall form part of any contract unless it is incorporated within a self proving document signed by or on behalf of our client in terms of Section 3 of the Requirements of Writing (Scotland) Act 1995. No representation or warranty in relation to the property is given by us and no person in the employment of Pollard Property or anyone employed by them has any authority to make such representation or warranty. All offers will receive consideration but the sellers do not bind themselves to accept the highest or any offer. The sellers reserve the right to accept any offer at any time regardless of whether or not a closing date for offers has been fixed and without notifying any other interested party of their intention to do so.