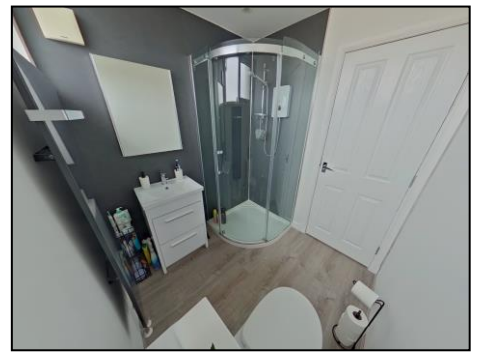




**47
Macleod Road
Wick**

**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

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.

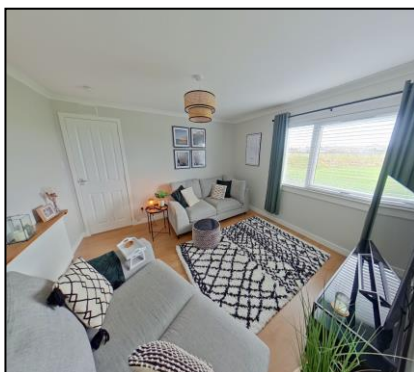
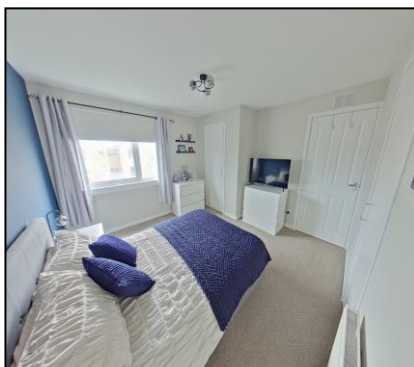
Garden

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.



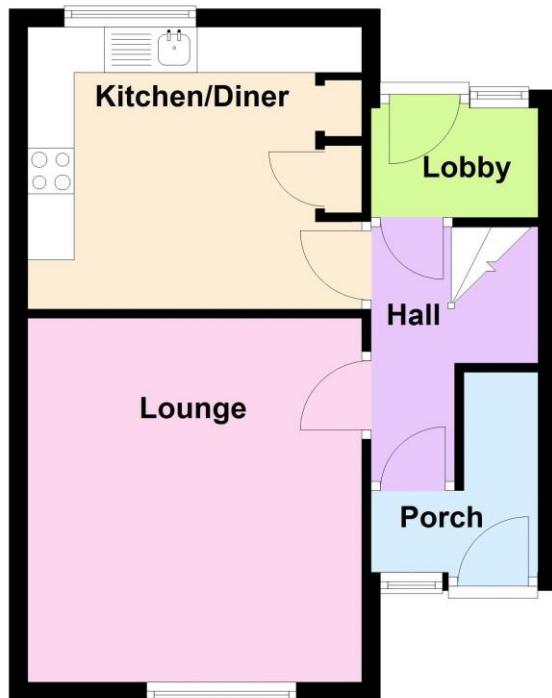
All carpet, curtains and blinds are included in the sale.

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

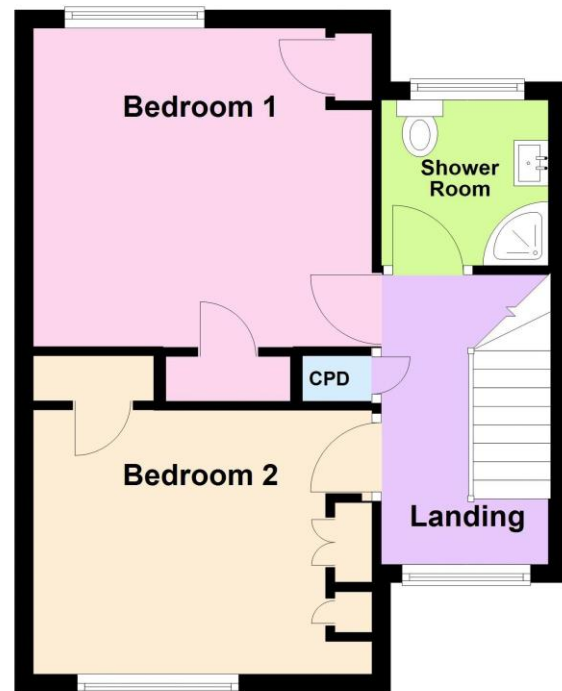




Ground Floor



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 **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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