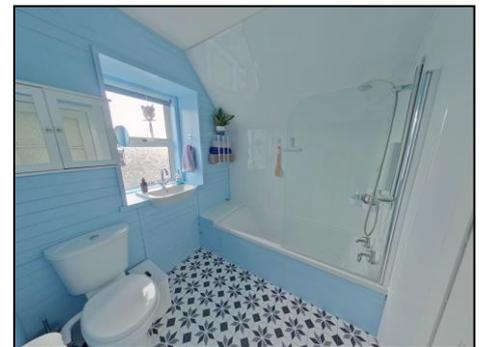




**45
Coach Road
Wick**

**Offers Over
£95,000**



- 2/3 Bedrooms
- Walk in condition
- Detached garage
- Semi-detached house
- Large garden
- Close to town

A 2/3 bedroom semi-detached home with a large garden and detached wooden garage, ideally located close to Wick town centre. The property is in walk-in condition, offering bright and comfortable living spaces throughout. The generous garden provides excellent outdoor space while the detached wooden garage offers additional storage or workshop potential. Ideally suited for first-time buyers, investors, or as a family home, this property combines convenience, space, and practicality in a sought after location.

The property layout on the ground floor: hall, lounge, snug/bedroom 3, kitchen, lobby. First floor: landing, bathroom, 2 bedrooms.

Gas central heating and double glazing throughout. Council tax band A and energy performance rating D. For a Home Report and the 360 tour, please go to our website www.pollardproperty.co.uk

What3Words: ///displays.lightens.heap

**Hall** **4' 3" x 3' 7" (1.3m x 1.1m)**

Approach the property via steps up to a front door with 2 glass panels. Enter into a hall with laminate flooring, neutral decoration, stairs to the first floor landing and a frosted glass door accessing the lounge.

Lounge **12' 6" x 9' 10" (3.8m x 3m)**

A spacious, well proportioned room that is flooded by natural daylight from a large window overlooking the front garden. There is a decorative, non working fireplace providing a delightful focal point and in one corner of the lounge is built in banquette to allow space for a dining table and ample seating. Doors access the hall, kitchen and snug/bedroom 3.

Snug/Bedroom 3 **9' 6" x 8' 6" (2.9m x 2.6m)**

A multi-functional room that is currently being used as a snug/office. It has laminate flooring, a hidden sliding door to the lounge, a window overlooking the rear garden and built in bookcases. There is the possibility of using the room as a double bedroom or a dining room.

Kitchen **10' 2" x 8' 2" (3.1m x 2.5m)**

A sunny room with laminate flooring, a window overlooking the rear garden, a doorway to the lounge and a half glazed door to the lobby. There is an under stairs cupboard and a fitted kitchen with wall and floor units styled with white doors and faux black marble worktop and matching splashback. The washing machine, standalone electric cooker and fridge freezer are included in the sale.

Lobby **2' 11" x 2' 7" (0.9m x 0.8m)**

A handy storm porch that is carpeted and has a glass panelled external door opening out to the side of the property.

Landing **6' 11" x 6' 3" (2.1m x 1.9m)**

A neutrally decorated staircase to the first floor landing that is bathed in natural daylight by a window overlooking the side of the property. Doors access the bathroom and 2 double bedrooms. A ceiling hatch opens into the loft space.

Bathroom **6' 11" x 6' 7" (2.1m x 2m)**

A well proportioned room with vinyl flooring, neutrally painted tongue and groove clad walls and a frosted window. There is a white bath with a glass shower screen, electric shower and white wet wall splashback. This is complemented by a white wash hand basin inset into the window recess, a toilet, heated towel rail and ceiling extractor fan.

Bedroom 1 **13' 5" x 10' 6" (4.1m x 3.2m)**

A large double bedroom that is carpeted and has a window overlooking the front of the property making the room sunny and welcoming. There is a built in double wardrobe with white louvre doors.

Bedroom 2 **13' 1" x 8' 2" (4m x 2.5m)**

Another large, neutrally decorated double bedroom that is carpeted. It is bathed in natural daylight by a window overlooking the rear garden.

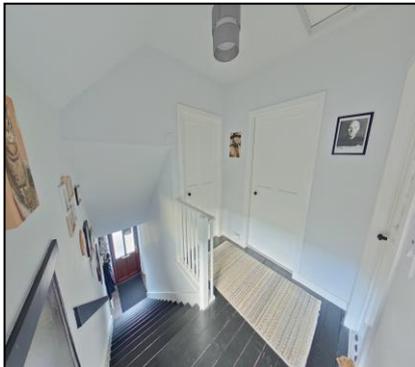
Garden

The front garden is laid to lawn and is divided by steps from the pavement to the front door. Running along side the property is a cement driveway that leads to the lobby door, rear garden and wooden garage. The large rear garden has a wooden fence boundary, established planting and lawn.



Included in the sale are: carpets, curtains, blinds, washing machine, fridge freezer and standalone electric cooker.

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

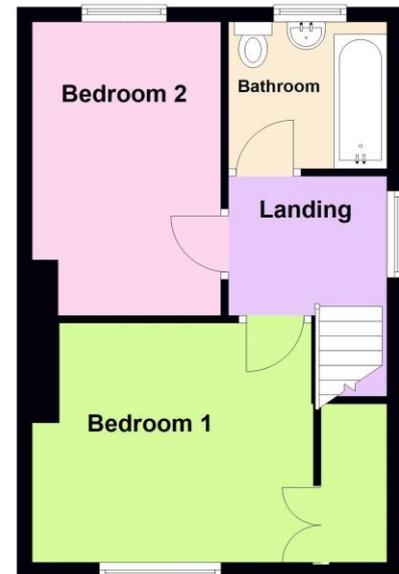




Ground Floor



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.

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.