





### Property Description

Located in a quiet position to the rear elevation, this impressive two bedroomed ground floor flat rests in the vibrant town of Wick, and would make an ideal purchase for young professionals, first time buyers or those looking for a property with great rental potential. Boasting its own independent access, gas central heating and double glazed windows, early viewing is highly recommended to fully appreciate the convenient location and the size of the accommodation within. Inside the property features stylish cornicing and deep skirtings and is decorated with neutral tones giving a bright and fresh feel throughout, and hosts immaculate living space spread over one floor. The flat consists of an entrance hall (with two storage cupboards), a bright and roomy lounge with open plan kitchen, a bathroom and two double bedrooms, with one of the bedrooms benefiting from a cupboard. The kitchen overlooks the rear garden and is fitted with wall and base mounted units with worktops, and a stainless steel sink with drainer and taps. Included in the sale is an under counter fridge, washing machine, a tumble dryer and an electric cooker. Completing the accommodation is bathroom which is has a WC, a wash hand basin and wet-walled a shower cubical with electric shower.

5A Willowbank sits within a well-kept communal ground area and has a shared garden to the rear elevation which is enclosed by stone walling. On-street parking is to the front elevation.

The Royal Burgh of Wick is the most northerly town on the East Coast of Caithness and is located on the famous North Coast 500 (NC500) tourist route. The vibrant town offers good shopping, with a number of stores including a Tesco Supermarket, Boots Chemist, Argos, Pets at Home, B&M, Screwfix and Lidl. There are many leisure opportunities including a golf course and squash club, plus a public swimming pool/gymnasium. The property is within commuting distance of all amenities, including both Primary and Secondary Schooling, Caithness General Hospital and Doctors Surgery. The town also boasts a banking hub, a post office, and an airport.

### Rooms & Dimensions

Entrance Hall

Lounge/Dining Room  
Approx 4.46m x 3.29m\*

Kitchen  
Approx 4.04m x 2.14m

Bedroom One  
Approx 3.39m x 4.57m

Bathroom  
Approx 4.33m x 1.22m

Bedroom Two  
Approx 3.66m x 2.47m

\*At widest point

### Bathroom

