



Miller Avenue, Wick, KW1 4DF

Offers Over £300,000

A rare chance to own a traditional, semi-detached family home. Character flows throughout the well sought after family home. Situated a short walk to town center.

The property comprises of an entrance hall, living room, dining room, modern kitchen, 6 good size bedroom, shower room and modern family bathroom.

A private and secure rear garden & large front garden with views over the river, off-road parking providing ample space for several vehicles. The local amenities are close by and main transport links are well accessible.

Wick is a large coastal town that provides amenities including several large supermarkets like Tesco and Lidl, the Caithness General Hospital, the Wick Medical Centre, and numerous primary and secondary schools such as Wick High School.

Transport and bus links direct to Inverness and the Far North Line with major road links including the A9, A99, and A882.

Viewing highly recommended to fully appreciate what's on offer with this tradition town house.

SERVICES

Electricity: MAINS

Water: MAINS

Drainage: MAINS

Heating: MAINS GAS

COUNCIL TAX - BAND E

EPC - BAND D

VIEWINGS

By appointment only, arranged through K Allan Properties.

Call 01856 876377 or email info@kallanproperties.co.uk

OFFERS TO

K Allan Properties

Watergate

Kirkwall

KW15 1PD

info@kallanproperties.co.uk

BEST ESTATE AGENT GUIDE

When you choose to work with us, you are officially working with one of the UK's Best Estate Agents. We first received this award in 2023 for sales and are delighted to have been recognised for our high standard of work every year since.

The very best agents are listed in The Best Estate Agent Guide – a website for sellers to help them choose who the best agents are in their area. If you want to achieve the best results for your property sale, while receiving the best customer service, we would love to help.

ANTI MONEY LAUNDERING LEGISLATION

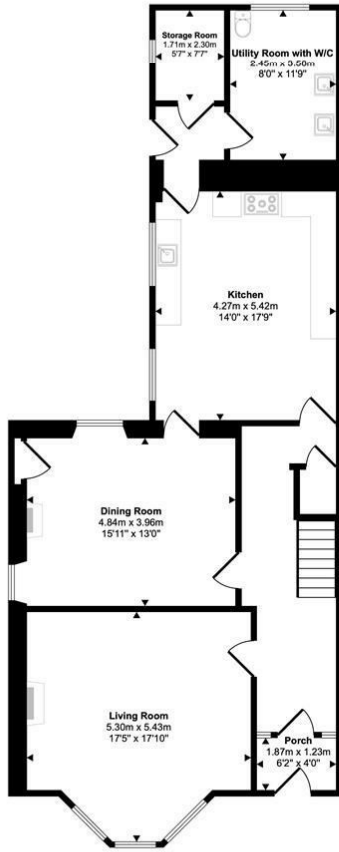
As with all Estate Agents, K Allan Properties are subject to Anti Money Laundering Regulations. These regulations require us, as selling agents, to perform various checks on the property buyers. We will require certified photographic evidence of the buyer's identity and proof of address on a recent utility statement. We are unable to progress any sale to completion until these requirements have been fully satisfied.

DISCLAIMER

Whilst we endeavour to make these particulars accurate, they do not offer/form any part of a contract on offer and are not guaranteed. Measurements are approximate. We have not tested electricity, gas, water services or any appliances. Photographs may have been taken with a wide-angle lens.

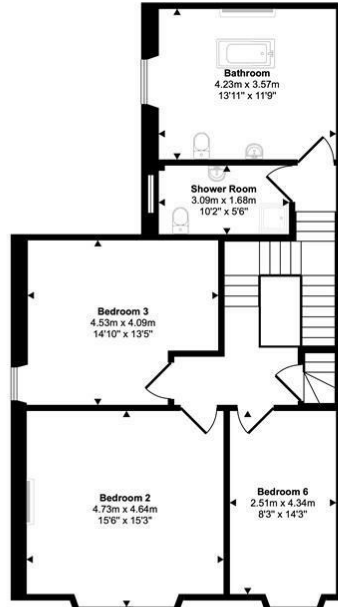
Floor Plan

Approx Gross Internal Area
290 sq m / 3118 sq ft

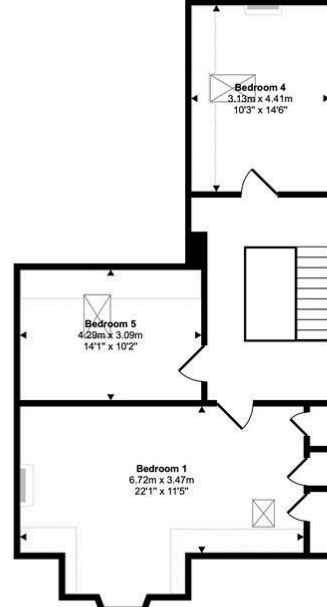


Ground Floor
Approx 111 sq m / 1194 sq ft

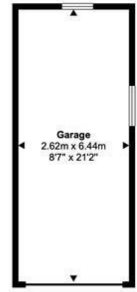
Denotes head height below 1.5m



First Floor
Approx 90 sq m / 972 sq ft



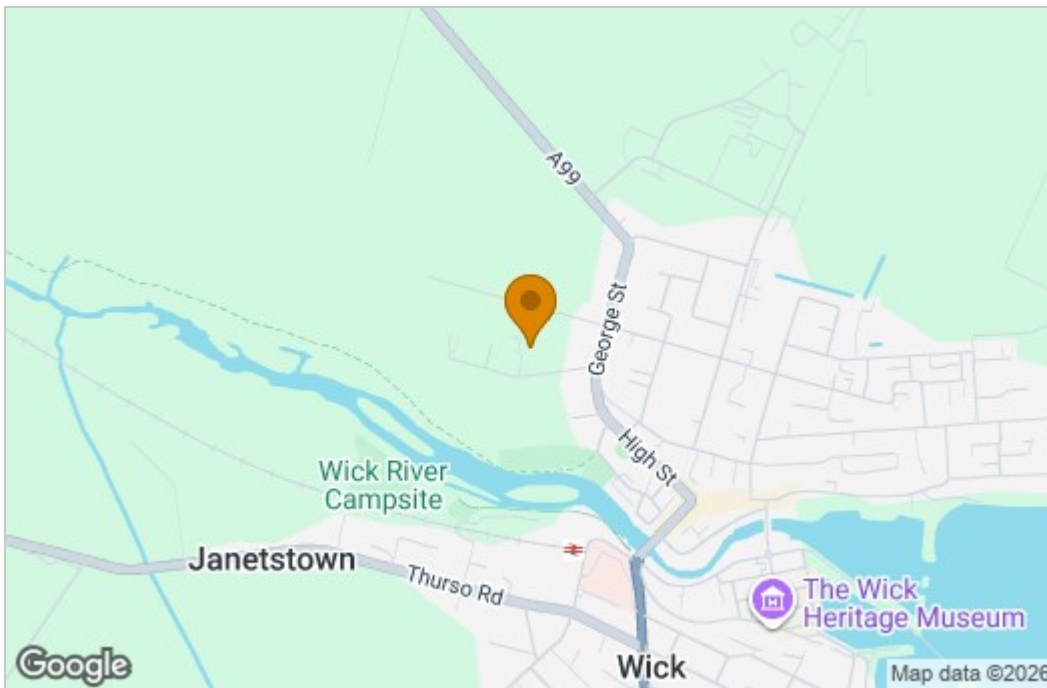
Second Floor
Approx 72 sq m / 771 sq ft



Garage
Approx 17 sq m / 182 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
Scotland		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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