

JUST LISTED

£80,000

41 Leith Walk, Wick, KW1
4HS



OVERVIEW



ABOUT THIS PROPERTY

Amid-terraced three-bedroom family home with garden to rear and offroad parking to front for two vehicles. Benefits from oil-fired central heating and ample storage throughout.

FEATURES

- ✔ Lounge
- ✔ Kitchen/Diner
- ✔ Three bedrooms

CONTACT DETAILS

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🌐 www.CrawfordAndCoghillHomes.Com

A mid-terraced and well-proportioned three-bedroom family home with garden to rear and offroad parking to the front for two vehicles. It benefits from having an oil-fired central heating system – the oil tank was filled just a month ago. Accommodation comprises hallway, large lounge, large kitchen/diner and rear vestibule on the ground floor, upstairs on the landing there are three bedrooms and a family bathroom. This property also benefits from having lots of storage peppered throughout. There is also a fully floored attic which has light fitted to it and access from a pull-down ladder. Outside to the rear there is a fenced, paved and concreted area which leads into a fenced lawned area. There is a side access into the rear for bins and to the front there is offroad parking for two vehicles and a motorbike could also be accommodated within the available space, if required by the new owner. Early viewing is recommended.

Hallway

There is a half-glazed timber entrance door into a laminated hallway which has a fitted wardrobe and a radiator to the wall. A staircase leads to the upper floor.

Lounge: 5.67m x 3.48m

This large lounge has double aspect windows with fitted curtains and blinds. The flooring is laid to carpeting and there are two radiators. There is also a dado rail to the upper wall. The fireplace has been blocked off and sealed behind a wall but could be re-opened if required.

Kitchen/Diner: 5.54m x 3.30m at widest.

This lovely large room has fitted wall and base units with tiled splashback. There is a stainless steel sink with drainer. There is a deep built-in shelved pantry cupboard. A window faces to the rear and there is a radiator to the wall. The electric cooker has an extractor fan fitted above and is included in the sale along with the fridge/freezer, tumble drier and dishwasher. The flooring is laid to vinyl in the kitchen area where a glazed door leads into the rear vestibule. There is laminate flooring to the dining area.

Rear Vestibule: 1.17m x 0.91m

There is a shelved storage cupboard and hooks are fitted to the wall. The flooring is laid to ceramic tiles and a partial-glazed timber door leads into the rear courtyard area of the garden.

Stairs to landing

At the bottom of the carpeted staircase there is a window facing to the front. The landing is laid to laminate flooring and there is a built-in shelved storage cupboard. There is a hatch to the attic space which is accessed by the pull-down ladder. The attic is fitted with light and is fully floored.

Master Bedroom: 4.63m x 2.66m at widest.

This lovely bright room has a built-in wardrobe and a built-in shelved cupboard which also houses the water tank. There is a radiator to the wall and the flooring is laid to laminate. A window faces to the rear.

Bedroom 2: 4.24m x 2.93m

This double bedroom has a window facing to the front, radiator to the wall and the flooring is laid to laminate.

Bathroom: 1.95m x 1.65m

The family bathroom has a three-piece suite comprising a P-shaped bath with Mira electric shower fitted above, glass shower screen and tiling to the walls, W.C. and hand basin. There is an opaque window facing to the rear and a heated towel rail to the wall. The flooring is laid to vinyl and there is an extractor fan fitted to the ceiling.

Bedroom 3: 2.94m x 2.25m

This single bedroom has a built-in wardrobe. A window faces to the front and the flooring is laid to laminate. There is a radiator to the wall.

Outside

To the front there is offroad parking for two vehicles though a motorbike could also be accommodated in the available space. There is a side entrance into the rear garden which is also accessed from the rear vestibule. The fenced garden has a courtyard area laid to concrete and also has a timber patio area. There is an outside tap also in this area along with outside storage. A gate then leads into a fenced and lawned area which has a small shed.

COUNCIL TAX BAND: A

EPC: E

POSTCODE: KW1 4HS

PRICE: Offers Over £80,000

ENQUIRIES: jacqueline@crawfordandcoghillhomes.com

VIEWINGS: By appointment with Crawford & Coghill Homes – 07535 356258

OFFERS TO: Offers should be submitted to Crawford & Coghill Homes, 28 Bank Row, Wick, KW1 5EY

OFFICE HOURS: 2-5pm Monday – Friday and anytime by appointment

WHAT3WORDS: ///tailwind.expel.fizzled

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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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