



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
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**9 Francis Street**  
WICK, CAITHNESS, HIGHLAND, KW1 5PZ





# THE LOCATION

9 Francis Street, Wick is ideally located, for a Bed & Breakfast/Guest House establishment, being close to the centre of the town. The property is less than a mile from the famous harbour, which was at one time, the largest herring port in Europe. The harbour has undergone major redevelopment in recent years and has partly been transformed into a marina to provide a welcome safe haven for leisure craft bringing many visitors to the area alongside the expanding commercial activities. The world-famous North Coast 500 driving route also passes through the town bringing additional visitors.

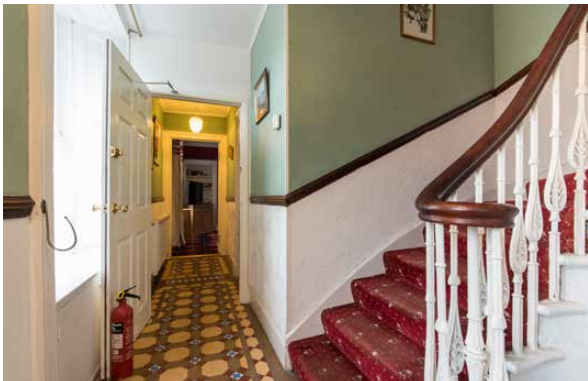
Primary and secondary schooling is available in Wick with the University of the Highlands & Islands (UHI) offering further education opportunities in both Wick & Thurso. Caithness General Hospital is located in Wick and is a rural general hospital offering a large range of medical services to the surrounding area.

Wick has a great range of shops, services and supermarkets as well as the local hospital. Wick Airport has daily scheduled services to Edinburgh & Aberdeen and a railway station with regular trains, south to Inverness, which can also be reached via the improved A9 trunk road. Inverness, just over two hours' drive, provides a large range of retail parks along with excellent cultural, educational, entertainment and medical facilities.

The Scottish Highlands are famous for outdoor activities with the ruggedness of the Northwest Highlands, often referred to as the last great wilderness in Europe, offering some of the most beautiful beaches and mountains in Scotland.







# THE PROPERTY

**PART-EXCHANGE AVAILABLE.** McEwan Fraser Legal are delighted to offer a rare opportunity to purchase this spacious Edwardian six-bedroom (all with en-suites) end-terrace villa. The property has been modernised over recent years and previously operated as a successful guest house and latterly as accommodation for local hotel employees.

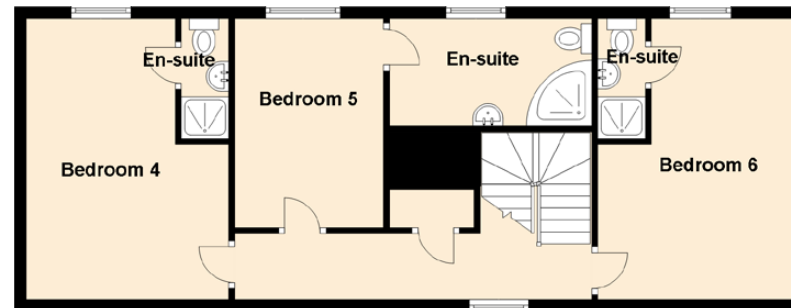
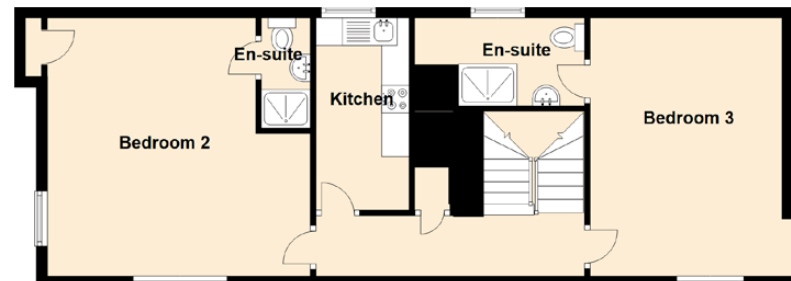
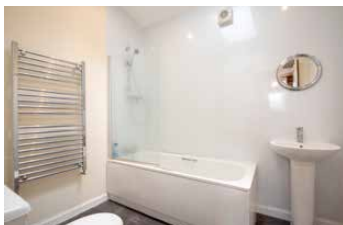
The property has been constructed over three floors with the lower floor consisting of entrance hallway, lounge, dining room, bedroom, bathroom, kitchen (including gas hob, electric cooker, washing machine, fridge and dishwasher) and conservatory. The upper floor has two further bedrooms with three spacious attic bedrooms completing the accommodation.

The property benefits from gas central heating and double glazing. The large, fully enclosed rear garden is private and mainly paved. A substantial timber garage/workshop provides covered parking at the property and may also be suitable for further development as a letting opportunity or owners accommodation (subject to suitable approvals).

This property has many potential uses such as large family home, Bed & Breakfast/Guest House or House in Multiple Occupancy (HMO).







Approximate Dimensions (Taken from the widest point)

#### GROUND FLOOR

Lounge	4.70m (15'5") x 3.50m (11'6")
Kitchen	4.30m (14'1") x 3.30m (10'10")
Dining Room	3.60m (11'10") x 2.70m (8'10")
Conservatory	3.30m (10'10") x 2.40m (7'10")
Bedroom 1	4.80m (15'9") x 3.50m (11'6")
En-suite	2.40m (7'10") x 1.90m (6'3")

#### FIRST FLOOR

Kitchen	3.50m (11'6") x 1.70m (5'7")
Bedroom 2	4.80m (15'9") x 4.70m (15'5")
En-suite	2.00m (6'7") x 0.80m (2'7")
Bedroom 3	4.70m (15'5") x 3.50m (11'6")
En-suite	3.10m (10'2") x 1.60m (5'3")

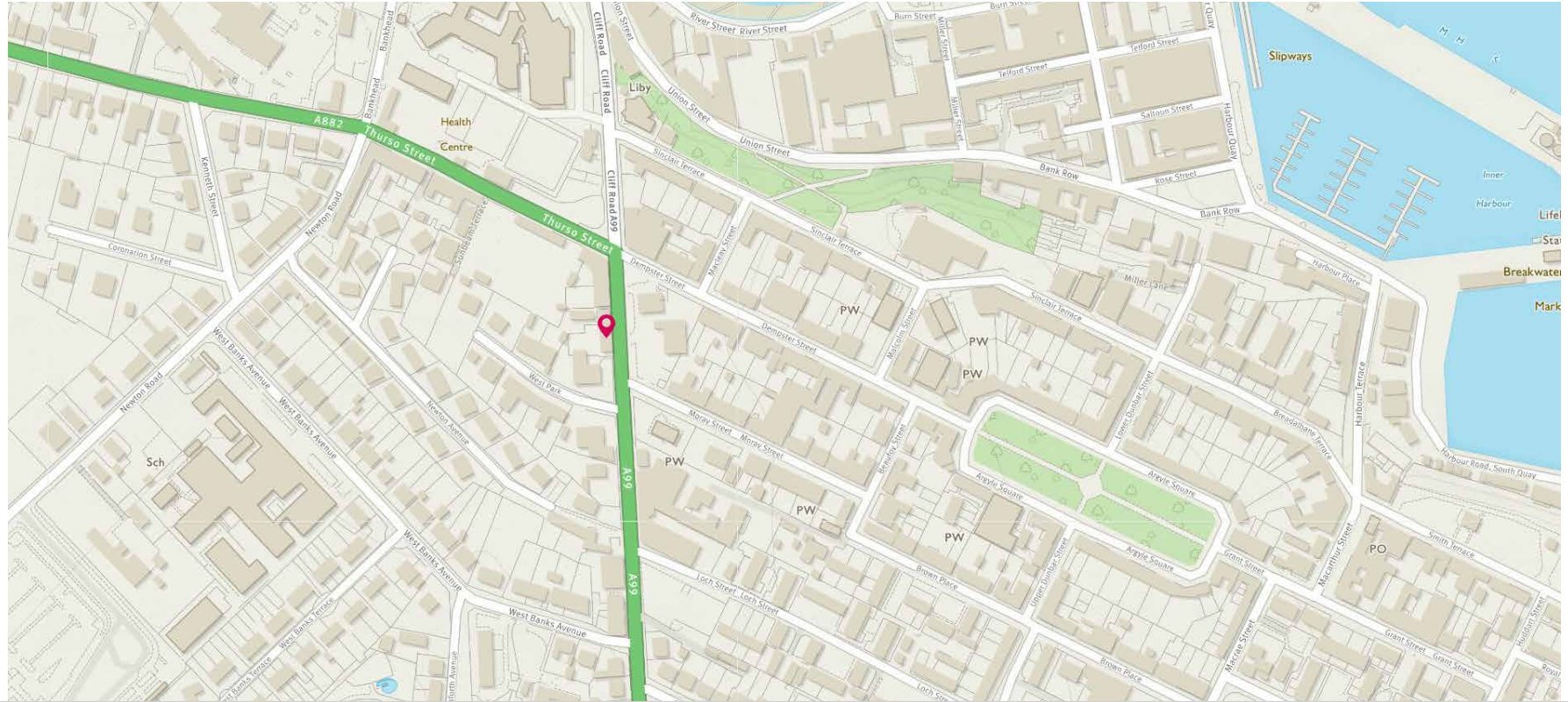
#### SECOND FLOOR

Bedroom 4	4.70m (15'5") x 3.40m (11'2")
En-suite	2.00m (6'7") x 0.80m (2'7")
Bedroom 5	3.50m (11'6") x 2.50m (8'2")
En-suite	3.40m (11'2") x 1.80m (5'11")
Bedroom 6	4.70m (15'5") x 3.40m (11'2")
En-suite	2.00m (6'7") x 0.80m (2'7")

Gross internal floor area (m<sup>2</sup>): **212m<sup>2</sup>** | EPC Rating: **D**

Extras (Included in the sale): Gas hob, electric cooker, washing machine, fridge and dishwasher. Contents (including beds and linen) can also be included if required.





# McEwan Fraser Legal

## Solicitors & Estate Agents

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