

**Janitor's House**  
**4 Newton Road, Wick, KW1 5LT**

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**3 Bedroom Detached House**  
**With Garage**

**Offers Over £95,000**

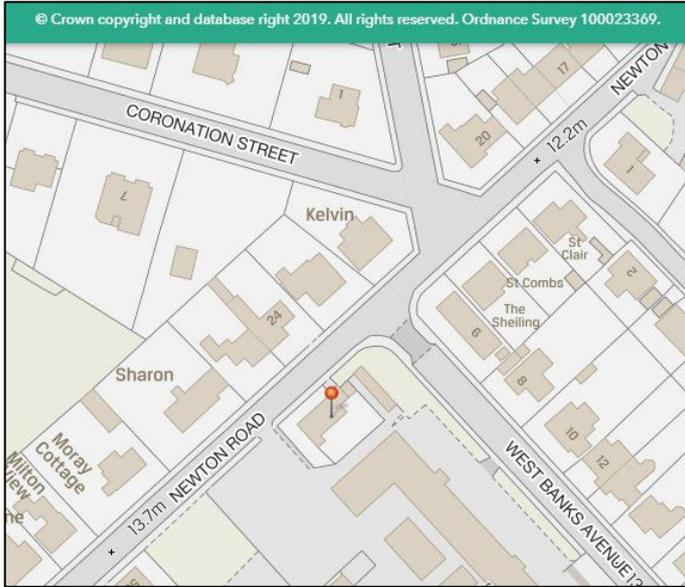
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[www.highland.gov.uk/propertysales](http://www.highland.gov.uk/propertysales)

**Description:**

This 3 bedroom detached house benefits from a fitted kitchen and bathroom. There is an adjoined garage and garden ground to the front and rear.

**Location:**

The property is located in an established residential area of Wick. The new High School and a range of shops are all available within walking distance.

**Floor Area:**

The property extends to approximately 77 sq m.

**Utility Services:**

The property benefits from mains; electricity, water, drainage and gas.

**EPC Rating:**

E

**Council Tax Band:**

C

**Asking Price:**

Offers over £95,000 are invited.

**Planning:**

With regard to any change of use or redevelopment, potential purchasers may wish to use Highland Council's Planning & Development Service's pre-application advice service. Information on the pre-app service can be found within the Planning and Building Standards section of The Highland Council website.

**Viewing Arrangements:**

Please contact Chris Holmes on (01463) 702083 or email [christopher.holmes@highland.gov.uk](mailto:christopher.holmes@highland.gov.uk) or alternatively contact Ewan Birse by emailing [ewan.birse@highland.gov.uk](mailto:ewan.birse@highland.gov.uk) or by telephoning 01463 702442.

**Submission of Offers:**

A closing date by which offers must be submitted may be fixed at a later date. Prospective purchasers must "note interest" and only those parties advising of their interest will be notified of the closing date.

All offers should be submitted in standard Scottish legal form upon notification of the closing date. Offers should be addressed to **Ewan Birse, Property Estates, Development and Infrastructure, Highland Council, Glenurquhart Road, Inverness, IV3 5NX** and clearly marked "**PRIVATE AND CONFIDENTIAL – JANITOR'S HOUSE WICK**".

**Faxed or Emailed offers will not be accepted.**

The Highland Council does not bind itself to accept the highest or any offer and, notwithstanding the above reserves the right to take a suitable offer at any time.

**Date of Entry:**

To be mutually confirmed on conclusion of missives.

