



#### Services

Mains electricity, water, and drainage.

#### Extras

All carpets, fitted floor coverings, curtains and blinds.

#### Heating

Oil fired central heating.

#### Glazing

Double glazed windows throughout.

#### Council Tax Band

A

#### Viewing

Strictly by appointment via Munro & Noble Property Shop

Telephone 01955 602222.

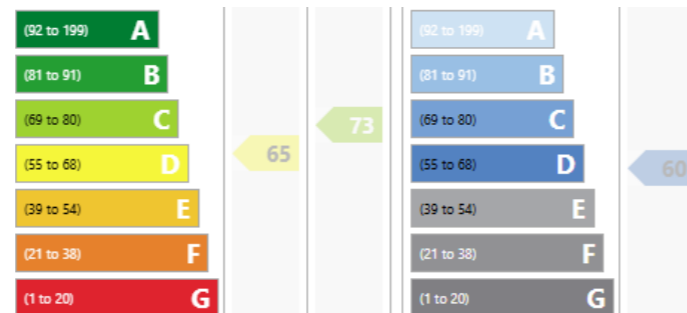
#### Entry

By mutual agreement.

#### Home Report

Home Report Valuation - £50,000

A full Home Report is available via Munro & Noble website.



**DETAILS:** Further details from Munro & Noble Property Shop, 22 Bridge Street, Wick, Caithness, KW1 4NG. Telephone 01955 602222.  
**OFFERS:** All offers to be submitted to Munro & Noble Property Shop, 22 Bridge Street, Wick, Caithness, KW1 4NG.  
**INTERESTED PARTIES:** Interested parties are advised to note their interest with Munro & Noble Property Shop as a closing date may be set for receipt of offers in which event every endeavour will be made to notify all parties who have noted their interest. The seller reserves the right to accept any offer made privately prior to such a closing date and, further, the seller is not bound to accept the highest or any other offer.  
**GENERAL:** The mention of any appliances and/or services does not imply that they are in efficient and full working order. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.

## 4 Bexley Terrace Wick KWI 5HQ

A one bedroomed, ground floor flat which benefits from oil fired central heating, double glazing and stunning views towards the North Sea.

**OFFERS OVER £48,000**

The Property Shop, 22 Bridge Street  
Wick

property@munronoble.com

01955 602 222

01955 603016

#### Property Overview





Lounge



Kitchen

**Property Description**

Located in the established town of Wick and within walking distance to the town centre, this deceptively spacious one bedroomed ground floor flat has double glazed windows, oil fired central heating, stunning views and a shared rear garden. The accommodation is accessed through a secure communal entrance, and would make an ideal purchase for first time buyers, buy-to-let investors or the elderly alike, and viewing is highly recommended to fully appreciate the accommodation within as well as its location. Upon entering the property lies an entrance hall (with a storage cupboard) off which can be found, a utility cupboard, a kitchen, a bright and generous lounge, a double bedroom which has a fitted wardrobe and a shower room. The kitchen overlooks the rear garden and is fitted with wall and base mounted units with worktops and splashback tiling, a stainless steel sink with mixer tap and drainer, and the integrated goods include a fridge-freezer, an electric oven and hob with extractor fan over, and included in the sale is the washing machine. The shower room is fitted with a three piece suite comprising a WC, a wash hand basin and a shower cubical with mains shower.

Externally, there is a communal rear garden which is enclosed by timber fencing and is laid to gravel and on-street parking is located to the front elevation

The Royal Burgh of Wick is the most northerly town on the East Coast of Caithness and is on the very 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.



Bedroom



Shower Room

**Rooms & Dimensions**

- Entrance Hall
- Shower Room  
*Approx 1.87m x 1.74m*
- Bedroom  
*Approx 3.24m x 3.52m*
- Lounge  
*Approx 4.24m x 3.51m*
- Kitchen  
*Approx 3.28m x 2.86m*
- Utility Cupboard  
*Approx 1.87m x 1.47m*

