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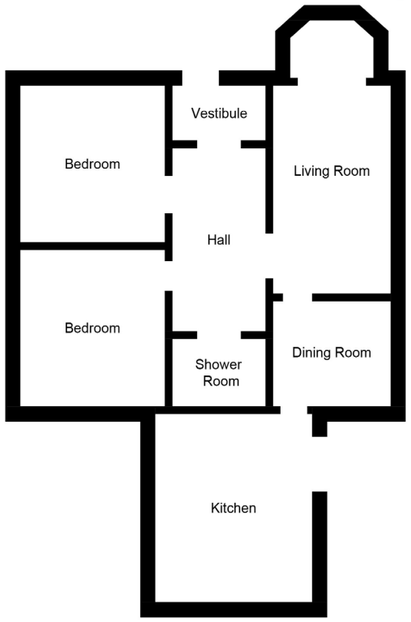
SOLICITORS & ESTATE AGENTS



7 Mowat Place
Papigoe, Wick
KW1 4RE

A two bedroomed semi-detached bungalow offering many pleasing features including off-street parking and a detached garage.

OFFERS OVER £123,000

The Property Shop, 22 Bridge Street
Wick
property@munronoble.com
01955 602 222
01955 603016

Property Overview

- Semi-Detached Bungalow
- 2 Bedrooms
- 2 Receptions
- 1 Shower Room
- LPG Gas
- Garden
- Garage
- Driveway

Services
Mains electricity, water, and drainage.

Extras
All carpets, fitted floor coverings, curtains and blinds. White goods, a dining table and chairs.

Heating
LPG Gas.

Glazing
Double glazed windows throughout.

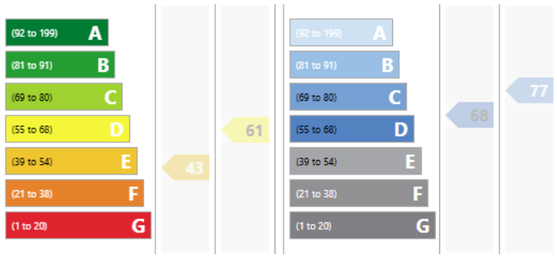
Council Tax Band
A

Viewing
Strictly by appointment via Munro & Noble Property Shop

Telephone 01955 602222

Entry
By mutual agreement.

Home Report
Home Report Valuation - £125,000
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 602 222.
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.

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These particulars are believed to be correct but not guaranteed. They do not form part of a contract and a purchaser will not be entitled to resile on the grounds of an alleged mis-statement herein or in any advertisement.

Kitchen

Kitchen

Bedroom One

Bedroom Two

Property Description

A two bedroomed semi-detached bungalow located in the village of Papigoe on the outskirts of Wick and offers well-proportioned accommodation, is fully double glazed and has gas heating. The property boasts off-street parking for several vehicle's, a detached garage, garden grounds, ample storage provisions and viewing is highly recommended to appreciate the desirable location, as well as the sizeable plot it occupies. Spread over one floor, the accommodation within consists of an entrance vestibule, and entrance hall (with access to the loft) a welcoming lounge with feature bay windows and an electric fireplace set within a tiled surround and hearth which provides a focal point, a dining area which could be utilised as a study, a kitchen, a shower room and two double bedrooms both having fitted wardrobes. The kitchen is a generous sized room and is well equipped with ample wall and base mounted units with worktops and splashback tiling, a stainless steel sink with mixer tap and drainer, a large cupboard and included in the sale it the washing machine, a fridge, a freezer, an electric cooker with extractor fan over and a microwave. The shower room is fitted with a wash hand basin within a vanity unit, a WC and a shower cubical with electric shower.

Outside, the front garden is laid to lawn with a mature flower boarder and is partially enclosed by stone walling. A tarmac driveway lies to the side elevation and leads the detached garage which has power, lighting, a manual roller door and a pedestrian door which leads to the rear elevation. Delicately decorated with a number of colourful shrubs and flowers, keen gardeners will enjoy the rear garden, which is a good size and offers a lovely spot to enjoy the sunny months. It is a combination of lawn, gravel and paving, with a stone wall which provides privacy.

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.

Rooms & Dimensions

Entrance Vestibule
*Approx 0.99m x 1.53m**

Entrance Hall

Lounge
*Approx 6.30m x 3.57m**

Dining Area/Study
Approx 3.19m x 3.82m

Kitchen
Approx 3.19m x 3.82m

Bedroom One
*Approx 3.43m x 3.03m**

Bedroom Two
Approx 2.98m x 2.59m

Shower Room
Approx 1.93m x 1.95m

Garage
Approx 2.99m x 5.66m

*At widest point