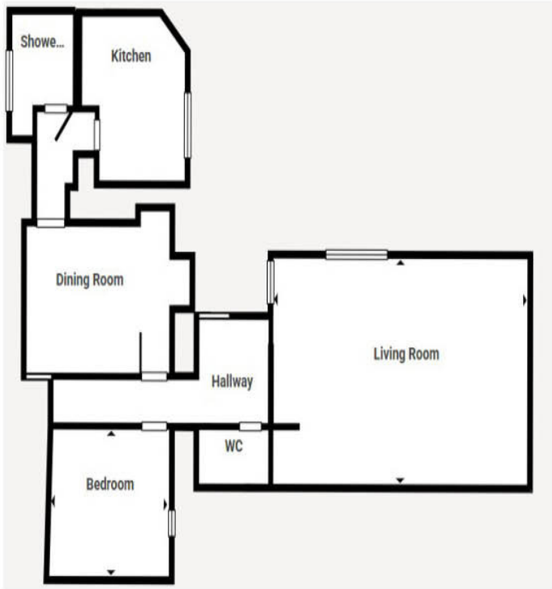
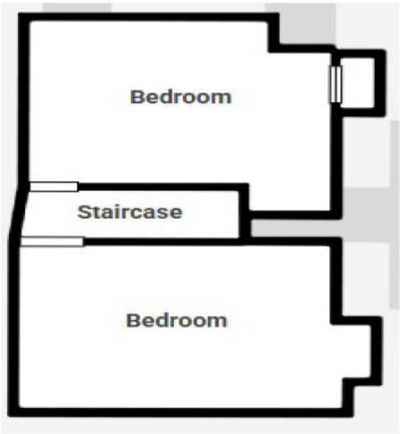




Services
Mains gas, water, electricity and drainage.

Extras
All carpets, fitted floor coverings, curtains, blinds and a Belling gas range cooker.

Heating
Gas central heating.

Glazing
Double glazed windows throughout.

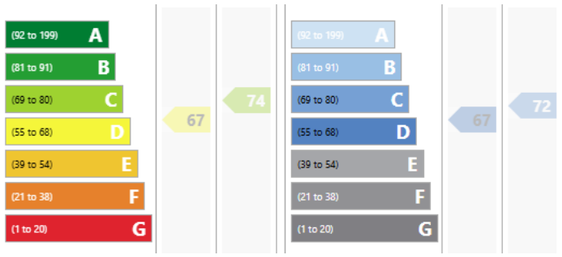
Council Tax Band
B

Viewing
Strictly by appointment via Munro & Noble Property Shop

Telephone 01955 602222

Entry
By mutual agreement.

Home Report
Home Report Valuation - £130,000
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.

MUNRO & NOBLE
SOLICITORS & ESTATE AGENTS

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.

MUNRO & NOBLE
SOLICITORS & ESTATE AGENTS

Braeview, 47 Willowbank
Wick
KW1 4NZ

A three bedroomed semi-detached house, that boasts gas central heating, a garage and a private garden to the rear elevation.

OFFERS OVER £130,000

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

Property Overview

Semi-Detached House
3 Bedrooms
2 Receptions
1 Shower Room
Gas
Garden
Garage
Off-Street Parking

Kitchen

Kitchen

Bedroom One

Bedroom Two

Lounge

Property Description

Braeview is a delightful three bedroomed semi-detached house with detached garage located just a short walk away from the active town of Wick, and has the advantage of a private rear garden, off-street parking, double glazed windows and gas central heating. It will appeal to a number of purchasers including first time buyers and young families, and viewing comes highly recommended. This property is well presented with neutral décor and has living space spread over two floor. Entering the property, you are met with a triple aspect lounge which inundates the room with natural light throughout the day and features wood burning stove set on a slate hearth. Along the hall, there is a useful WC, a double bedroom with fitted wardrobes and a dining room for entertaining. From this room, steps lead to an inner hallway which has a shower room hosting a three piece suite comprising a WC, a vanity wash hand basin and a generous wet-walled shower cubicle and a fitted kitchen. The sleek and stylish kitchen is finished to a high standard, with numerous with wall and base mounted units with worktops and splashbacks. Further to this is a 1 ½ sink with mixer tap and drainer, plumbing for washing machine and space for a fridge-freezer. Included in the sale is the free-standing gas range cooker with extractor fan over. From the entrance hall, stairs rise to the first floor where a further two double bedrooms can be found, one of which is currently being utilised as an office/dressing room.

Externally, the rear garden is of low maintenance and is fully enclosed by timber fencing and stone walling, offering a degree of privacy. It incorporates areas lawn and gravel, with perfectly positioned decking area to enjoy the sunshine. Also located here is a detached garage which has power, lighting and an up and over door.

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

Shower Room

Bedroom Three

Dining Room

Rooms & Dimensions

Entrance Hall

Lounge
Approx 4.42m x 2.13m

WC
Approx 1.13m x 1.94m

Bedroom Two
Approx 3.34m x 2.86m

Dining Room
Approx 4.01m x 2.86m

Inner Hall

Shower Room
Approx 1.70m x 2.38m

Kitchen
Approx 3.21m x 2.80m

Bedroom One
Approx 4.39m x 3.37m

Bedroom Three
Approx 4.39m x 2.88m

Garage
Approx 3.20m x 6.31m