

#### **Services**

Mains water, electricity and drainage.

#### **Extras**

All fitted floor coverings, curtains and blinds.

#### Heating

Mains gas central heating.

#### **Glazing**

Mixed glazing throughout.

#### **Council Tax Band**

С

#### **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.

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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.







# 5 Breadalbane Terrace Wick Caithness KWI 5AT

Excellent opportunity for development of a three bedroom town house, situated in a popular area of Pulteneytown.

## **OFFERS OVER £50,000**

The Property Shop, 22 Bridge Street Wick

property@munronoble.com

01955 602222

**\(\rightarrow\)** 01955 603016

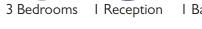
### **Property Overview**













House







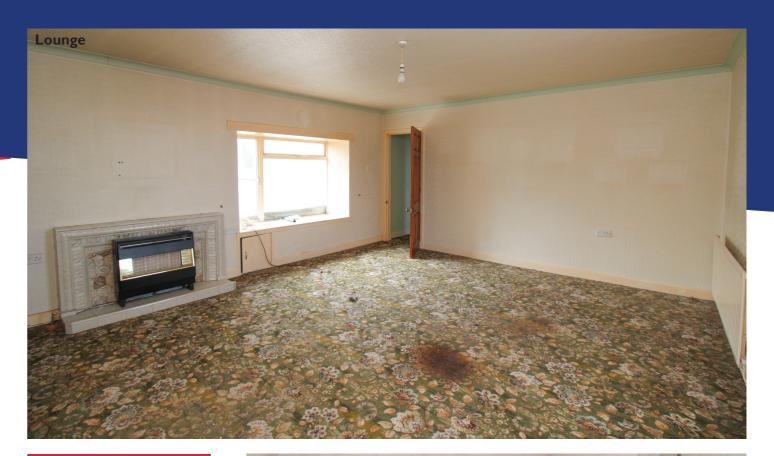
### **Property Description**

An excellent opportunity to purchase a three bedroom house with the potential to develop the top floor into further living space. Spread over three floors, this traditional stone built, grade 'C' listed town house is situated in the quiet conservation area of Pulteneytown and enjoys outstanding sea views over Wick Harbour and Bay. The accommodation comprises, kitchen/diner, lounge, bathroom and three bedrooms, one positioned on the ground floor. The property benefits from mains gas central heating with double and single glazing. The large rear garden is mainly laid to flagstones with some mature trees and shrubbery. The properties location to Wick Harbour and local amenities make it ideal for development.

Wick is the most northerly town on the East Coast of Scotland and on the popular NC500 tourist route. It is a Royal Burgh and County town with the Council offices and Sheriff Court, offering shoppers multiple stores such as Boots, Co-op, Lidl, Tesco, B&M, Superdrug and Argos. Primary and Secondary education is fully provided. Sporting facilities include a fine links golf course, squash club and public swimming pool/gymnasium. Direct flights to Aberdeen and railway and bus links to Inverness and south. Wick is also close to the ferry terminals leading on to Orkney Islands.







#### **Rooms & Dimensions**

**Ground Floor** 

Bedroom Three
Approx. 4.50m x 2.90m

Kitchen/Diner
Approx. 4.56m x 2.90m

Lounge *Approx.* 5.00m x 4.60m

Bedroom Two
Approx. 4.00m x 3.82m

Bathroom
Approx. 2.14m x 1.93m

Bedroom One
Approx. 3.90m x 3.61m



