



#### Services

Mains electricity, water, and drainage.

#### Extras

All carpets, fitted floor coverings, curtains and blinds. A washing machine and a couch. The summer house is available under separate negotiation.

#### Heating

Oil fired central heating and solar panels.

#### Glazing

Double glazed windows throughout.

#### Council Tax Band

C

#### Entry

By mutual agreement.

#### Viewing

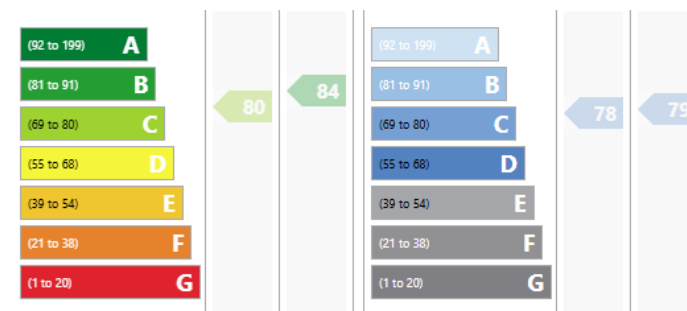
Strictly by appointment via Munro & Noble Property Shop

Telephone 01955 602222

#### Home Report

Home Report Valuation - £200,000

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.



## 19 Anne's Crescent Wick KW1 5BF

An immaculate, three bed roomed semi-detached bungalow situated in a corner plot in the town of Wick.

**OFFERS OVER £200,000**

The Property Shop, 22 Bridge Street  
 Wick

property@munronoble.com

01955 602 222

01955 603016

#### Property Overview



Semi-Detached  
 Bungalow



3 Bedrooms



1 Reception



2 Bathrooms



Oil



Garden



Garage



Solar Panels

Kitchen/Diner



Kitchen/Diner





Bedroom One



Bedroom Two





Lounge



Property Description

19 Anne's Crescent is a three bedroomed, semi-detached bungalow with a detached single garage that offers a wealth of pleasing features including oil central heating, double glazed windows, solar panels, ample storage facilities and off-street parking. The well-proportioned accommodation is spread over one floor and comprises an entrance vestibule and entrance hall, which has two cupboards and gives access to the attic. Off the hall can be found a front facing, spacious lounge which with the clever use of glazing allows an abundance of light to flood the room, an open plan kitchen/diner, and a bathroom comprising a WC, wash hand basin and a bathtub with mains shower over. The modern kitchen/diner is the heart of the home and provides space for a large table and chairs, and has French doors leading to the front elevation. It is fitted with sleek wall and base mounted units with worktops and splashbacks, and a stainless steel sink with mixer tap and drainer. The integral appliances consist of an electric oven and hob with extractor fan over, a fridge-freezer, dishwasher and included in the sale is the free-standing washing machine. Completing the accommodation is the three double bedrooms which all benefit from fitted wardrobes, with the principle bedroom also having the advantage of a en-suite shower room. The front and side garden are laid to lawn with a tarmac driveway that provides off-street parking for a number of vehicles and leads to the single garage which has an electric roller door, power and lighting. The attractive rear garden is enclosed by timber fencing which provides privacy and is predominantly laid to lawn with a decking area which is perfectly positioned to enjoy the sunshine. Located to the rear of the property is a summer house which has power, lighting, and can be utilised as an office or gym (this is available under separate negotiation). The front elevation is laid to lawn and has a tarmac/gravel driveway to the side elevation which can hold up to a number of vehicles and leads to the detached single garage which has power, lighting, an automatic roller door and a pedestrian door. Early viewing is highly recommended to appreciate the size of the accommodation on offer as well as the size of the plot it occupies. 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 and Argos. 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 banks, a post office, and an airport.

Lounge



Bedroom Three



Bathroom



Rooms & Dimensions

Entrance Vestibule  
Approx 1.75m x 1.77m

Entrance Hall  
Lounge  
Approx 3.64m x 4.15m

Kitchen/Diner  
Approx 3.63m x 5.70m

Bathroom  
Approx 2.70m x 1.69m

Bedroom One  
Approx 3.79m x 3.56m

Bedroom One En-Suite  
Shower Room  
Approx 1.29m x 2.69m

Bedroom Three  
Approx 2.97m x 3.00m

Bedroom Two  
Approx 3.00m x 2.99m

Garage  
Approx 3.21m x 5.55m

Summer House  
Approx 3.82m x 2.92m

