



**Services**  
 Mains water, electricity, gas and drainage.

**Extras**  
 All carpets, fitted floor coverings, curtains, blinds and white goods.

**Heating**  
 Gas central heating.

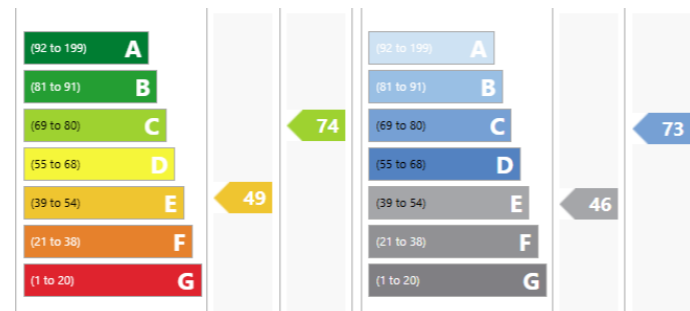
**Glazing**  
 Double glazed windows throughout.

**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 - £90,000  
 A full Home Report is available via Munro & Noble website.



**22A Girnigoe Street  
 Wick  
 KWI 4HW**

A three bedroomed semi-detached house, benefiting from double glazed windows, off-street parking and a detached garage.

**OFFERS OVER £90,000**

The Property Shop, 22 Bridge Street  
 Wick

property@munronoble.com

01955 602 222

01955 603016

**Property Overview**

- Semi-Detached House
- 3 Bedrooms
- 1 Reception
- 1 Shower Room
- Gas
- Garden
- Garage
- Driveway

**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.

Kitchen/Diner



Kitchen/Diner



Bedroom One



Bedroom Two





Lounge

**Property Description**

22A Girnigoe Street is a fantastic opportunity to purchase a three bedroomed semi-detached house located in the town of Wick. Benefiting from double glazing, gas central heating, large garden grounds, a detached garage, off-street parking, this property will suit a variety of potential purchasers, and viewing is highly recommended to fully appreciate the size of the accommodation on offer. Inside, the accommodation is spread over two floors, with the ground floor comprising an entrance hall, a lounge with a feature gas fire, off which can be found a kitchen/diner, and a bedroom which could be utilised as a number of rooms including a office/study or a formal dining room. The kitchen/diner comprises wall and base mounted units with worktops and splashback tiling, a stainless steel sink with mixer tap and drainer, and the integrated goods include an electric oven and grill, and an electric hob with extractor fan over. There is a good sized storage cupboard, ample space for a dining table and chairs and included in the sale is the washing machine and under counter fridge. From the kitchen there is a further door to the side vestibule where you can access the side garden. The first floor accommodation consists of a landing (which gives access to the loft) two double bedrooms both benefitting from fitted storage cupboards. The shower room can also be found on the first floor and is fitted with a WC, a wash hand basin and a shower cubical with electric shower.

Externally, the front garden is laid to lawn with some mature plants and flowers with a tarmac driveway which leads to the detached single garage which has power, lighting, an up and over door and a pedestrian door which leads to the rear elevation. The rear elevation is laid to a combination of lawn and gravel, with some mature flowers and an outside tap. Sited here and included in the sale is a greenhouse, a potting shed which is attached to the garage and a large timber shed.

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.



Shower Room



Bedroom Three



**Rooms & Dimensions**

- Entrance Hall
- Lounge  
Approx 4.26m x 4.16m
- Kitchen/Diner  
Approx 3.00m x 2.56m
- Side Vestibule  
Approx 0.91m x 0.73m
- Bedroom Three  
Approx 2.60m x 3.04m
- Landing
- Bedroom One  
Approx 4.17m x 3.32m
- Bedroom Two  
Approx 3.02m x 4.47m
- Shower Room  
Approx 2.11m x 2.00m
- Garage  
Approx 3.27m x 6.01m

