



**Services**

Mains water, gas, electricity and drainage.

**Extras**

All carpets, fitted floor coverings, curtains and blinds. White goods may be available.

**Heating**

Gas central heating.

**Glazing**

Double glazed windows throughout.

**Council Tax Band**

D

**Viewing**

Strictly by appointment via Munro & Noble Property Shop

- Telephone 01955 602 222

**Entry**

By mutual agreement.

**Home Report**

Home Report Valuation - £260,000

A full Home Report is available via Munro & Noble website.



**HOME REPORT VALUATION £260,000**

**6 Langwell Crescent  
 Wick, Caithness  
 KW1 4JP**

An excellent opportunity to purchase a five bedroomed family home, quietly positioned within a cul-de-sac, which benefits from gas central heating and an integral garage.

**OFFERS OVER £250,000**

The Property Shop, 22 Bridge Street  
 Wick

property@munronoble.com

01955 602 222

01955 603016

**Property Overview**

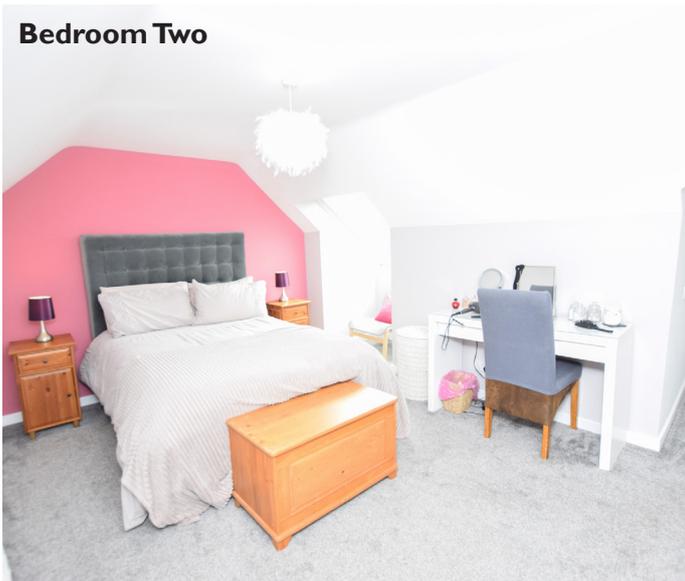
- Detached House
- 5 Bedrooms
- 2 Receptions
- Conservatory
- 3 Bathrooms
- Gas
- Garden
- Garage

**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.

**Bedroom One**



**Bedroom Two**



**Bedroom Three**



**Bedroom Five/Study**



**Shower Room**



**Kitchen/Breakfast Room**



**Kitchen/Breakfast Room**



Lounge



**Property Description**

6 Langwell Crescent is an imposing five bedroomed detached house, which is in move-in condition and benefits from gas central heating, double glazed windows and an integral garage. The property is entered through a welcoming entrance vestibule which leads into the hallway, both of which provide fitted storage facilities. The ground floor offers particularly flexible accommodation, with three well-proportioned bedrooms, one of which enjoys the added benefit of an en-suite shower room. These rooms could also be adapted to suit a variety of lifestyles, such as a playroom, guest bedroom or home office, making the layout especially appealing for those who work from home. The family bathroom has been finished in a stylish contemporary design and features a freestanding bath with mains shower, a vanity wash hand basin, WC, and a walk-in shower with rainfall shower head. This property is finished to an exacting standard, and early viewing is highly recommended to fully appreciate the size and flexibility of the accommodation on offer. The lounge provides a warm and inviting living space, centered around a charming wood-burning stove set on a Caithness stone hearth. Sliding doors lead through to the dining room, creating a natural flow between the spaces and offering an ideal setting for entertaining guests or enjoying family meals. The modern kitchen has been thoughtfully designed by Wren Kitchens and features a range of wall and base units, generous worktops, and a composite sink with mixer tap and drainer. Integrated appliances include a dishwasher, double electric oven and a gas hob with extractor fan above. The room also incorporates a breakfast bar and offers ample space for a large dining table, making it perfect for informal dining and everyday family life. Adjacent to the kitchen is a practical utility room with plumbing for a washing machine, space for a tumble dryer and a pulley, while also providing internal access to the garage. This space has an up and over door, power and lighting. Completing the ground floor accommodation is a bright conservatory positioned to the rear of the property, offering a pleasant additional living area with direct access to the rear garden. Upstairs, there is a shower room fitted with a WC, vanity wash hand basin and shower cubicle. Two further double bedrooms are located on the first floor, with the principal bedroom benefiting from a walk-in wardrobe.

Externally, the wraparound garden is enclosed by a mixture of timber fencing and walling. The front garden is laid to gravel and lawn and boasts an EV charging point. The rear garden is predominantly laid to lawn and features a small decking area, perfect for enjoying the sunshine during the warmer months. The Royal Burgh of Wick is the most northerly town on the east coast of Caithness and lies on the famous North Coast 500 (NC500) tourist route. The vibrant town offers a good range of shopping facilities, including a Tesco supermarket, Boots Chemist, Argos, Pets at Home, B&M and Screwfix. It is within convenient commuting distance of all local amenities, including both primary and secondary schooling, Caithness General Hospital and the doctor's surgery. Wick also benefits from a banking hub, post office and an airport.

Utility Room



Bathroom



Dining Room



**Rooms & Dimensions**

Entrance Vestibule  
Approx 1.79m x 1.15m

Entrance Hall

Bedroom Five/Study  
Approx 2.74m x 2.74m

Bedroom Four  
Approx 3.75m x 2.55m

Bedroom Three  
Approx 3.13m x 4.42m

Bedroom Three En-Suite  
Shower Room  
Approx 0.86m x 3.01m

Lounge  
Approx 4.99m x 4.04m

Dining Room  
Approx 5.01m x 3.27m

Kitchen/Breakfast Room  
Approx 3.15m x 6.72m

Conservatory  
Approx 2.23m x 3.91m

Utility Room  
Approx 3.66m x 1.50m

Bathroom  
Approx 3.63m x 1.78m

Landing

Shower Room  
Approx 1.61m x 2.20m

Bedroom One  
Approx 3.17m x 4.29m

Bedroom Two  
Approx 4.12m x 3.82m\*

Walk-in Wardrobe  
Approx 1.74m x 3.27m

Garage  
Approx 4.81m x 3.13m

\*At widest point

