



Services

Mains electricity, gas, water and drainage.

Extras

All carpets, fitted floor coverings, blinds and selected curtains.

Heating

Gas central heating.

Glazing

Double glazed windows throughout.

Council Tax Band

A

Viewing

Strictly by appointment via Munro & Noble Property Shop

- Telephone 01955 602 222

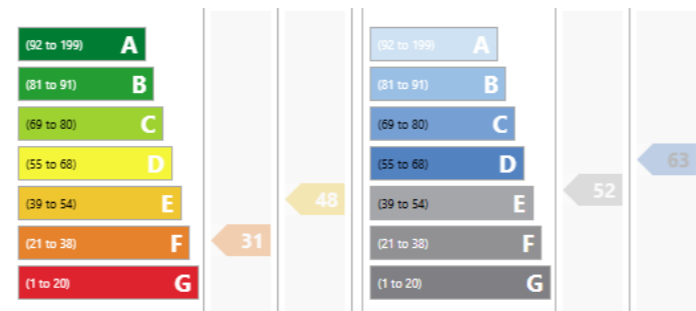
Entry

By mutual agreement.

Home Report

Home Report Valuation - £125,000

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.



5 Knockglass Road
Dunbeath
KW6 6EQ

An immaculate three bedroomed, semi-detached villa which benefits from breathtaking views over the North sea, double glazed windows and gas central heating.

OFFERS OVER £125,000

The Property Shop, 22 Bridge Street
 Wick

property@munronoble.com

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Property Overview

- Semi-Detached House
- 3 Bedrooms
- 1 Reception
- 2 Bathrooms
- Conservatory
- Gas
- Garden
- On-Street Parking





Kitchen/Diner



Kitchen/Diner





Lounge

Property Description

A great opportunity to purchase a spacious, three bedroomed semi-detached villa which is located in picturesque village of Dunbeath. The property offers many pleasing features including stunning views, gas central heating, double glazed windows, ample storage provisions, generous garden grounds, and the clever use of glazing throughout the property allows an abundance of light, generating a bright and airy environment. Inside is spread over two floors with the ground floor comprising an entrance hall (with two storage cupboards), two double bedrooms with one of the rooms currently being utilised as a cosy snug, while the other has a fitted storage cupboard, a sleek and stylish shower room, and modern open plan lounge/kitchen/diner with conservatory off. This open plan area is a fantastic, versatile space, allowing space for a table and chairs which is perfect for entertaining, and has a gas fire set within a stone surround on a tiled hearth. The archway opens into the kitchen/diner which is finished to a high standard. It is fully equipped with ample wall and base mounted units with great worktop space and has two stainless steel sinks with mixer tap and drainer, and plumbing for a washing machine. Integrated goods include an eye-level electric oven, a dishwasher and a five ring gas hob with extractor fan over. From the lounge area stairs rise to the first floor accommodation which has a double bedroom which has the advantage of fitted wardrobes and benefits from en-suite bathroom which comprises a W/C, a glass wash hand basin, a bathtub and a shower cubical with a rainfall shower.

Externally, the property occupies a generous plot with the front garden being laid to paved slabs, and plentiful colourful mature plants and flowers. The rear elevation is predominantly laid to lawn, and is enclosed by walling. There are numerous plants and flowers, and a patio area perfectly positioned to enjoy the sunshine. Sited here and included in the sale is a green house, a shed and a larger timber shed. The village of Dunbeath has a Primary School, pre-school/playgroup facilities, a doctors surgery, Community Hall, Post Office and convenience shop. The Dunbeath Heritage Centre features interesting displays on the natural and social history of the area. Beautiful walks can be taken down by the Dunbeath Strath along which there are several brochs (ancient fortified houses). The harbour has fine views looking across to Dunbeath Castle. The nearest large town is Wick 20 miles away. There is a regular bus service to the north and south.



Conservatory



Bedroom Three/Smug



Bedroom One

- Rooms & Dimensions**
- Entrance Hall
 - Lounge
Approx 3.40m x 3.78m
 - Bedroom Three/Smug
Approx 3.38m x 3.37m
 - Shower Room
Approx 1.76m x 1.77m
 - Kitchen/Diner
Approx 5.42m x 4.93m
 - Lounge Area
Approx 5.32m x 3.50m
 - Conservatory
Approx 3.39m x 1.57m
 - Bedroom One
Approx 7.44m x 4.14m
 - Bedroom One En-Suite
Shower Room
Approx 4.15m x 2.15m



Bedroom One En-Suite Shower Room



Bedroom Two