



Services

Mains water, gas, electricity and drainage.

Extras

All carpets, fitted floor coverings, curtains and blinds. The white goods may be available by separate negotiation.

Heating

Gas central heating.

Glazing

Double glazed windows throughout.

Council Tax Band

D

Viewing

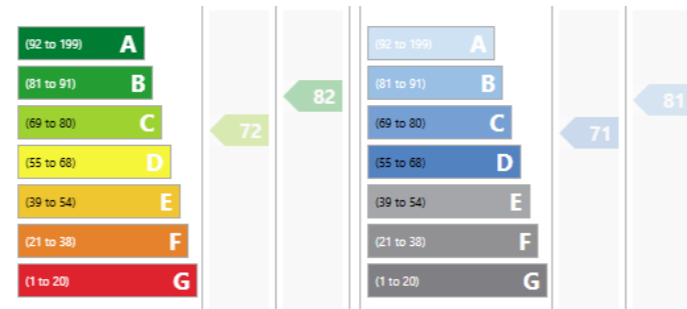
Strictly by appointment via Munro & Noble Property Shop
 - Telephone 01955 602 222.

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
 KW1 4JP**

An attractive, five bedroomed, detached house, quietly positioned in a cul-de-sac benefitting from an EV charging point, gas central heating and double glazed windows.

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 Four



Bedroom Five/Study



Kitchen/Diner



Kitchen/Diner



Utility Room



Sitting Room



Shower Room





Lounge

Property Description

Located in the vibrant town of Wick, 6 Langwell Crescent is a deceptively spacious, five bedroomed house with integral garage, and has accommodation spread over two floors that will comfortably fit large families, and appeal to professionals working from home due to its flexible layout. The current owner has sought perfection through a number of detail-oriented additions, with the home offering a plethora of features including a Wrens fitted kitchen, an en-suite shower room, ample storage provisions, gas central heating and double glazed windows. The property is entered through a welcoming entrance vestibule which leads into the hallway, both of which provide fitted storage facilities. From here, there is the family bathroom which has been finished in a stylish contemporary design and features a freestanding bath, a vanity wash hand basin, W.C., and a walk-in shower with rainfall shower head, and three well proportioned bedrooms, one having the benefit of an en-suite shower room and one which is currently being utilised as a useful home office. Along the hall, a lounge provides a warm and inviting living space, centred around a charming wood-burning stove set on a Caithness stone hearth. Sliding doors lead through to the dining room/sitting room, create a natural flow between the spaces and gives an ideal setting for entertaining guests or enjoying family meals. The kitchen/diner forms the heart of the home and has been thoughtfully designed by Wren Kitchens. It is fully fitted to a modern specification; featuring a range of sleek wall and base units with generous worktops space, mirrored by the breakfast bar, and a has composite sink with mixer tap and drainer. Integrated appliances include a dishwasher, a double eye-level oven and a gas hob with extractor fan above. The room also boasts a cupboard, and offers an excellent space for a dining table and chairs, making it perfect for informal dining and everyday family life. Adjacent to the kitchen is a practical utility room that has plumbing for a washing machine, space for a tumble dryer, a pulley, while also providing internal access to the garage. Completing the ground floor is a conservatory, positioned to the rear of the property. This pleasant additional living area with direct access to the rear garden offers indoor/outdoor living. Upstairs, there is landing, a shower room fitted with a W.C., a vanity wash hand basin and shower cubicle. Two further double bedrooms are located here, with the principal bedroom having the perk of a walk-in wardrobe.

Outside, the front garden has an area of lawn which is enclosed by walling, whilst a tarmac driveway provides space for off-street parking and leads to the integral garage, which has electricity, lighting an electric door, and an EV charging point.

The sizeable rear garden is laid to lawn with flower border, and is the perfectly positioned to enjoy the sunshine and makes for a safe space for children to enjoy the outdoors.

The Royal Burgh of Wick is the most northerly town on the East Coast of Caithness and is located on the famous North Coast 500 tourist route. The town offers good shopping, with a number of stores including a Tesco and Lidl Supermarket, post office, Boots Chemist, Argos, Pets at Home, B&M and Screwfix. Leisure opportunities include a golf course and squash club and a swimming pool/gymnasium. The property is within commuting distance of both Primary and Secondary Schooling, Caithness General Hospital and Doctors Surgery.



Conservatory



Bathroom



Rooms & Dimensions

Entrance Vestibule
Approx 1.79m x 1.15m

Entrance Hall

Bathroom
Approx 3.63m x 1.78m

Kitchen/Breakfast Room
Approx 3.15m x 6.72m

Utility Room
Approx 3.66m x 1.50m

Conservatory
approx 4.01m x 2.30m

Lounge
Approx 4.99m x 4.04m

Sitting Room
Approx 5.01m x 3.27m

Bedroom Three
Approx 3.13m x 4.42m

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

Bedroom Four
Approx 3.75m x 2.55m

Bedroom Five/Study
Approx 2.74m x 2.74m

Landing

Bedroom One
Approx 3.17m x 4.29m

Walk-in Wardrobe
Approx 1.74m x 3.27m

Bedroom Two
Approx 4.12m x 3.82m*

Shower Room
Approx 1.61m x 2.20m

Garage
Approx 4.81m x 3.13m

*At widest point