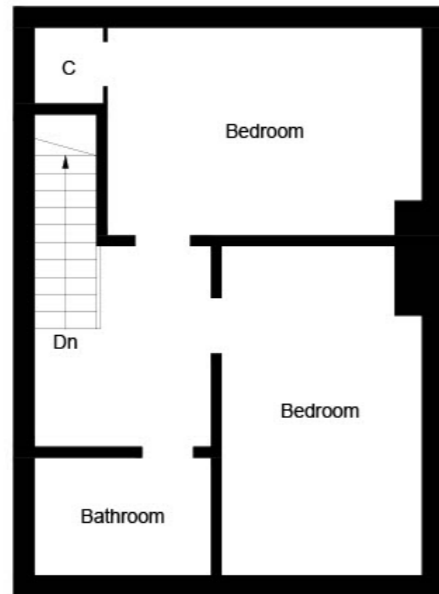


Ground Floor



First Floor

#### Services

Mains water, gas, electricity and drainage.

#### Extras

All fitted floor coverings, curtains and blinds.

#### Heating

Gas central heating.

#### Glazing

Double glazed windows.

#### Council Tax Band

B

#### Viewing

Strictly by appointment via Munro & Noble Property Shop

Telephone 01955 602222.

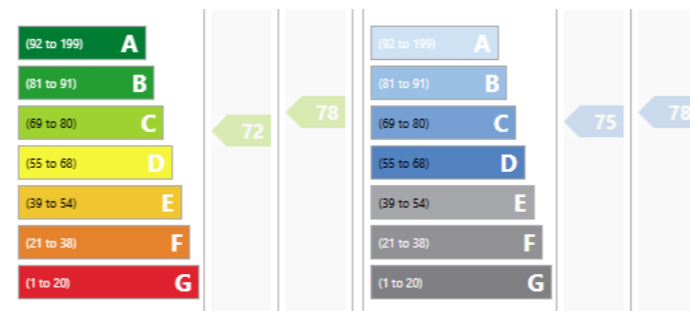
#### Entry

By mutual agreement.

#### Home Report

Home Report Valuation - £80,000

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



## 31 Murchison Street Wick KW1 5HW

A three bedroomed semi-detached villa, benefitting from double glazed windows, gas central heating and a private driveway.

**OFFERS OVER £80,000**

The Property Shop, 22 Bridge Street  
Wick

property@munronoble.com

01955 602 222

01955 603016

#### Property Overview



**DETAILS:** Further details from Munro & Noble Property Shop, 22 Bridge Street, Wick, Caithness, KW1 4NG. Telephone 01955 602222.

**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.



Lounge



Kitchen

**Property Description**

31 Murchison Street is family sized, three bedroomed semi-detached villa and viewing is highly recommended to be able to appreciate the size of the accommodation on offer, as well as its established residential location. The flexible accommodation is well-proportioned throughout and benefits from gas central heating, double glazed windows, and great storage. Internally, the home requires a degree of modernisation but once complete will suit a variety of potential purchasers including first time buyers, young families and buy to let investors. The ground floor comprises an entrance hall, a front facing lounge, a bedroom with fitted storage, kitchen/breakfast room and a rear vestibule which gives access to the rear elevation. The kitchen has a cupboard and is fitted with wall and base mounted units with worktops, and has a stainless steel sink with taps and drainer. Its also provides space for a free-standing cooker and has plumbing for a washing machine. The first floor accommodation has a landing (with loft access) two double bedrooms, both having fitted storage facilities and the family bathroom. This room is partially tiled and comprises a bathtub with electric shower over, a WC and a wash hand basin. Externally, the property has gardens to the front, side and rear elevations, with the front elevation being laid to lawn and is enclosed by timber fencing. A paved and gravel driveway lies to the side elevation, offering space for a number of vehicles. The rear elevation is a combination of lawn and paved slabs, which is enclosed by timber fencing. Sited here and included in the sale is a 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 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.

**Rooms & Dimensions**

- Entrance Hall
  - Lounge  
Approx 4.41m x 4.44m\*
  - Bedroom Three  
Approx 2.64m x 3.29m
  - Kitchen/Breakfast Room  
Approx 5.25m x 2.67m
  - Rear Vestibule  
Approx 1.54m x 0.90m
  - Landing
  - Bathroom  
Approx 1.73m x 2.27m
  - Bedroom Two  
Approx 4.33m x 2.84m
  - Bedroom One  
Approx 4.49m x 3.42m
- \*At Widest Point



Shower Room



Bedroom One



Bedroom Two



Shower Room