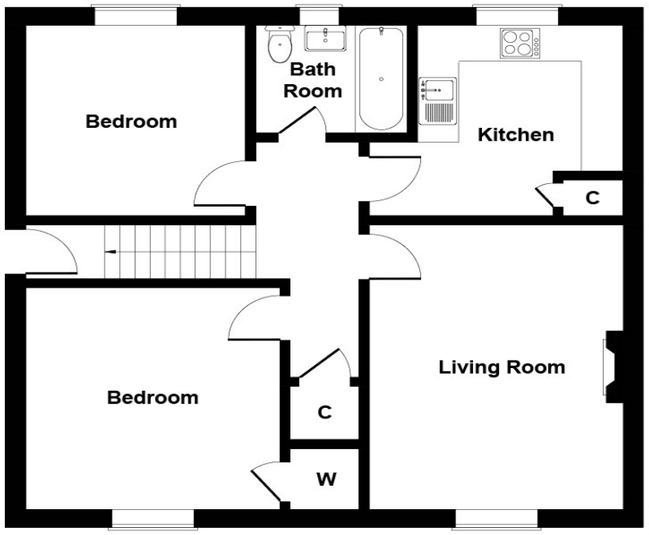
MUNRO & NOBLE
SOLICITORS & ESTATE AGENTS

# 58 Louisburgh Street, Wick, KW1 4NS




### Services
Mains electricity, water, and drainage.

### Extras
All carpets, fitted floor coverings, curtains and blinds. An electric cooker and a washing machine.

### Heating
Electric heating.

### Glazing
Double glazed windows throughout.

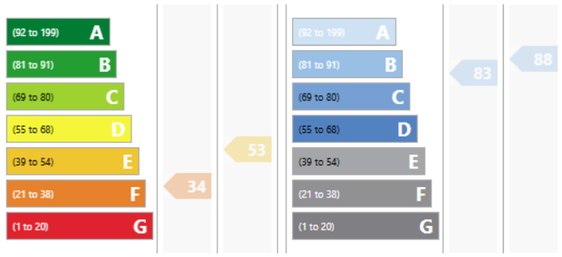
### Council Tax Band
A

### Viewing
Strictly by appointment via Munro & Noble Property Shop

Telephone 01955 602222.

### Entry
By mutual agreement.

### Home Report
Home Report Valuation - £62,000
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 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.

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# 58 Louisburgh Street
# Wick
# KW1 4NS

*A two bedroomed, first floor flat which benefits from a sizeable garden, electric heating and double glazed windows.*

## OFFERS OVER £60,000


The Property Shop, 22 Bridge Street
Wick
property@munronoble.com
01955 602 222
01955 603016


### Property Overview

Flat
2 Bedrooms
1 Reception
1 Bathroom
Electric
Garden


These particulars are believed to be correct but not guaranteed. They do not form part of a contract and a purchaser will not be entitled to resile on the grounds of an alleged mis-statement herein or in any advertisement.

## Property Description

Located in the town of Wick just a short walk from the town centre, 58 Louisburgh Street is a pleasing, two bedroomed first floor flat with excellent garden grounds, and will suit a variety of potential purchasers including first time buyers, young professionals or those looking for a property with great rental potential. Offering comfortable and spacious accommodation that boasts electric heating, double glazed windows, and good storage, early viewing is highly recommended to fully appreciate the location and the size of the residence within. The property boasts it's own independent access and comprises an entrance stairwell that leads to the first floor accommodation and opens onto the hallway. From here, there two double bedrooms, a bright and spacious lounge with feature open fire set within a tiled surround, a bathroom and a kitchen. The kitchen is fitted with wall and base mounted units with worktops and tiled splashbacks, and has a sink with mixer tap and drainer. There is space for a small fridge-freezer, a useful storage cupboard, and included in the sale is the washing machine and an electric cooker. Completing the home is the family bathroom, which is fitted with a wash hand basin, WC and a bath with tiling. Storage is provided by a large cupboard in the hallway, and in the principal bedroom

Externally, the property has its own well-kept gardens with the front being laid to lawn, and having a decorative flower border. The side and rear elevation is fully enclosed by walling, fencing and mature trees, is predominantly laid to lawn with section gravel, and raised flower beds, which add a pop of colour to an already attractive garden. There is also a well positioned decking area to enjoy a spot of al-fresco dining and sunshine while enjoying the pleasant outlook. Sited here and included in the sale are three timber sheds.

The Royal Burgh of Wick is the most northerly town on the East Coast of Caithness and is on 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.

## Rooms & Dimensions

Entrance Stairwell

Hallway

Bedroom Two
*Approx 3.18m x 3.21m*

Bathroom
*Approx 1.82m x 2.45m**

Kitchen
*Approx 3.12m x 3.29m*

Lounge
*Approx 3.72m x 4.36m**

Bedroom One
*Approx 3.18m x 3.21m*

*At widest point