

#### Services

Mains water, electricity and drainage.

#### Extras

All fitted floor coverings, curtains and blinds. A washing machine, a dishwasher and a fridge.

#### Heating

Air source heating.

#### Glazing

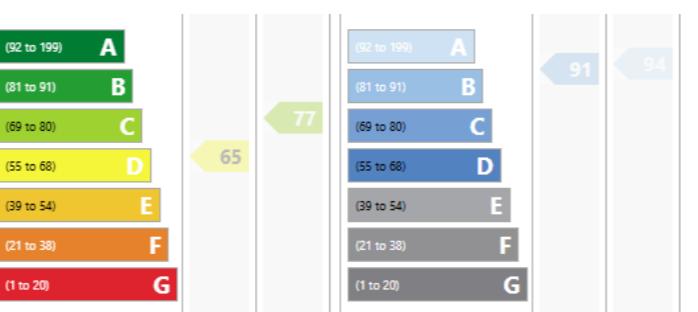
Double glazing throughout.

#### Council Tax Band

A

#### Viewing

Strictly by appointment via Munro & Noble Property Shop  
Telephone 01955 602222.



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.



## 24 Leishman Avenue

Wick

KW1 4HY

A two bedoomed, semi-detached villa which benefits from double glazed windows, air source heating and a garage.

**OFFERS OVER £83,000**

📍 The Property Shop, 22 Bridge Street  
Wick

✉️ property@munronoble.com

📞 01955 602 222

📠 01955 603016

#### Property Overview



Semi-Detached  
House



2 Bedrooms



1 Reception



1 Shower  
Room



Air Source



Garden



Garage



On-Street  
Parking



**Lounge**

**Property Description**

24 Leishman Avenue is a two bedrooned semi-detached house, located in the popular town of Wick. The property benefits from double glazed windows, air source heating, ample storage facilities and viewing is highly recommended to fully appreciate the size of the accommodation within. Spread over two floors, the ground floor consists of an entrance hall, a dual aspect lounge which allows an abundance of light to flood the room throughout the day and a feature electric fire set within a wooden surround. Completing the ground floor accommodation is the kitchen which leads to the rear vestibule. The kitchen/diner comprises wall and base mounted units with worktops, splashback tiling, a  $1\frac{1}{2}$  stainless steel sink with mixer tap and drainer and provides space for a table and chairs. The integrated goods include an electric hob with extractor fan over, and an eye-level electric oven and grill. Included in the sale is a washing machine, dishwasher and a freestanding under-counter fridge. The first floor accommodation has a landing which gives access to the (loft) two double bedrooms, both of which boast built-in storage facilities and a shower room. The shower room is fully tiled and has a WC, a vanity wash hand basin and a corner shower cubical with electric shower.

Outside, the front elevation is fully enclosed by walling and is of low maintenance being laid to a combination of gravel and patio, while the rear elevation is also fully enclosed by walling with additional timber fencing giving the property a degree of privacy. The rear is predominantly laid to lawn with a gravel and patio area which is perfectly positioned to enjoy the sunshine and al-fresco dining. Sited here and included in the sale is the timber garden shed. To the rear of the property there is a single garage which benefits from power, lighting and an up and over door.

The Royal Burgh of Wick is the most northerly town on the East Coast of Caithness and is on the very 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. There is excellent rail and coach services, as well as being close to ferry terminals with frequent daily services to Orkney.



**Bedroom One**



**Bedroom Two**



**Kitchen/Diner**

**Rooms & Dimensions**

**Entrance Hall**

**Lounge**

Approx 4.71m x 3.48m

**Kitchen/Diner**

Approx 2.80m x 2.60m

**Rear Vestibule**

Approx 1.37m x 1.00m

**Landing**

**Bedroom Two**

Approx 3.59m x 3.03m

**Shower Room**

Approx 2.32m x 1.55m

**Bedroom One**

Approx 4.68m x 2.64m

**Garage**

Approx 2.76m x 5.82m



**Shower Room**



24 Leishman Avenue, Wick, KW1 4HY