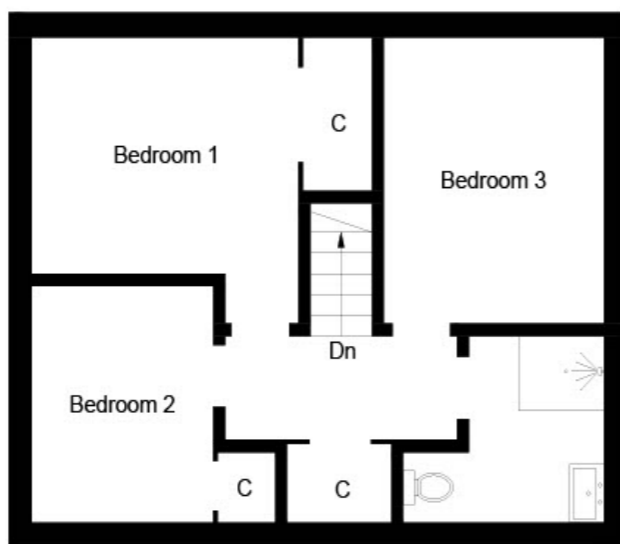




Ground Floor



First Floor

Services

Mains electricity, gas, water and drainage.

Extras

All carpets, fitted floor coverings, curtains and blinds. A washing machine, microwave and gas cooker.

Heating

Gas central heating.

Glazing

Double glazed windows throughout.

Council Tax Band

A

Viewing

Strictly by appointment via Munro & Noble Property Shop

Telephone 01955 602222

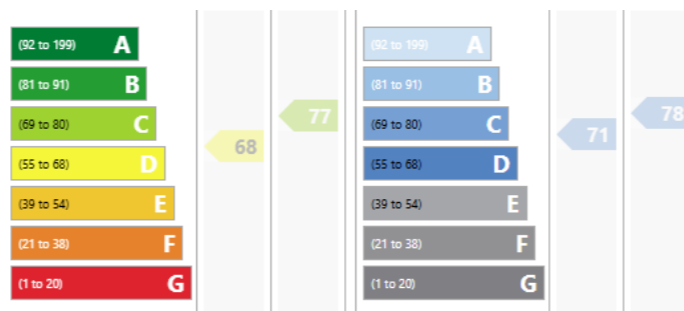
Entry

By mutual agreement.

Home Report

Home Report Valuation - £85,000

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



38 Brown Place
Wick
KWI 5QQ

A spacious, three bedroomed, mid-terraced villa which has gas central heating, double glazed windows and garden grounds.

OFFERS OVER £83,000

The Property Shop, 22 Bridge Street
 Wick

property@munronoble.com

01955 602 222

01955 603016

Property Overview

- Mid-Terraced House
- 3 Bedrooms
- 2 Receptions
- 1 Shower Room
- Gas
- Garden
- On-Street Parking

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.

Kitchen



Kitchen



Bedroom One



Bedroom Two





Lounge



Shower Room

Property Description

A fantastic opportunity to purchase a three bedroomed, mid-terraced villa located in the town of Wick, that is within easy walking distance to a number of local amenities. Boasting well-proportioned accommodation that is spread over two floors, the property benefits from ample storage provisions, double glazing, gas central heating, as well as front and rear gardens and will suit a number of prospective purchasers including first time buyers or those looking for a comfortable family sized home. On the ground floor can be found an entrance hall, a bright and spacious double aspect lounge with feature electric fire, and a formal dining room which has an archway leading to the kitchen, which also gives access to the rear garden. The kitchen comprises wall and base mounted units with worktops and splashback tiling, and has a stainless steel sink with mixer tap and drainer, a storage cupboard and handy pantry. Included in the sale is the washing machine, microwave, and gas cooker. From the entrance hall, stairs rise to the first floor accommodation which has a landing, a storage cupboard and a hatch giving access to the loft, and three double bedrooms, with two of the bedrooms benefiting from fitted wardrobes. Lastly is the shower room which is fitted with a WC, a wash hand basin and a shower cubicle with electric shower. Externally, the property has gardens to the front and rear elevations that are both of low maintenance being laid to paved slabs and gravel. The front garden is enclosed by stone walling, while the rear garden is fully enclosed by a mixture of timber fencing and stone walling, offering privacy. Early viewing is encouraged to appreciate the accommodation within, as well as its convenient location.

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, 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.



Lounge



Dining Room

Rooms & Dimensions

- Entrance Hall
- Lounge
Approx 5.77m x 3.49m*
- Dining Room
Approx 2.77m x 2.74m
- Kitchen
Approx 3.81m x 1.65m*
- Landing
- Bedroom One
Approx 3.48m x 3.91m
- Bedroom Three
Approx 2.38m x 2.56m
- Shower Room
Approx 2.61m x 1.79m
- Bedroom Two
Approx 3.87m x 2.76m
- *At widest point



Bedroom Three

