



#### Services

Mains electricity, gas, water, and drainage.

#### Extras

All carpets, fitted floor coverings, curtains, blinds and washing machine.

#### 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.

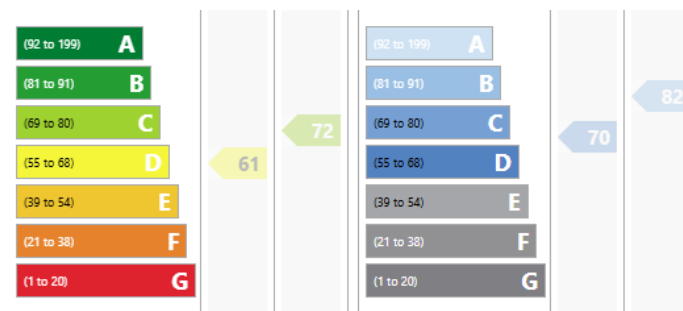
#### Entry

By mutual agreement.

#### Home Report

Home Report Valuation - £53,000

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



## 11 Oldwick Road Wick KW1 5BH

A two bedroomed, first floor flat which requires modernisation, but benefits from a garden and gas central heating and shared parking.

**OFFERS OVER £52,000**

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.



### Property Description

A great opportunity to purchase a two bedroomed, first floor flat located in Wick a Royal Burgh in Caithness, and benefits from gas central heating, double glazed windows, and views over the town itself. Inside requires a degree of modernisation, but once complete will suit a variety of potential purchasers including first time buyers, young professionals, or as an excellent investment opportunity and viewing is recommended to recognise the potential within. The accommodation is accessed from the side elevation, and inside comprises an entrance stairway and a landing, off which is two double bedrooms with the principle bedroom having a cupboard, a bright, front facing lounge with feature electric fire and alcove shelving, and kitchen. The room is fitted with wall and base mounted units with worktops, a stainless steel sink with taps and drainer and included in the sale is the washing machine. A shower room fitted with a WC, a wash hand basin and a shower enclosure with electric shower completes the accommodation. Access to the loft can be found in hallway, and offers additional storage.

Externally, the rear garden is laid to lawn with shrubs, mature trees, and is enclosed by walling. There is shared parking to the front elevation which is laid to tarmac and lock-block.

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, 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

Bedroom One

Approx 3.61m x 3.27m

Lounge

Approx 4.35m x 3.44m

Kitchen

Approx 3.33m x 3.16m

Shower Room

Approx 2.05m x 1.76m

Bedroom Two

Approx 3.18m x 3.14m

### Shower Room

