

#### Services

Mains water, electricity and drainage.

#### Extras

All carpets, fitted floor coverings, blinds and a fridge-freezer.

#### Heating

Electric heating.

#### Glazing

Double glazed windows throughout.

#### Council Tax Band

C

#### Viewing

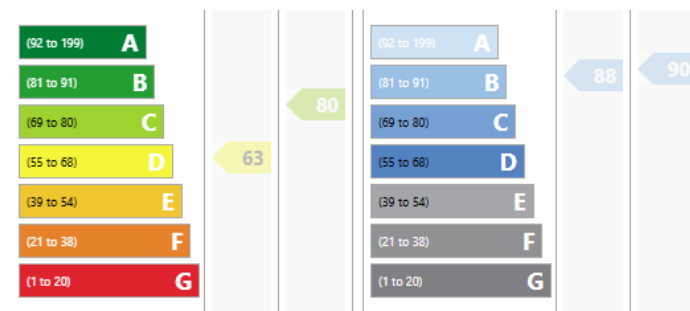
Strictly by appointment via Munro & Noble Property Shop  
 Telephone 01955 602222

#### Entry

By mutual agreement.

#### Home Report

Home Report Valuation - £185,000  
 A full Home Report is available via Munro & Noble website.



## Appin, 41 Thurso Road Wick KW1 5LE

A two bedroomed, detached bungalow which boasts, a garage, off-street parking and ample storage provisions.

**OFFERS OVER £184,000**

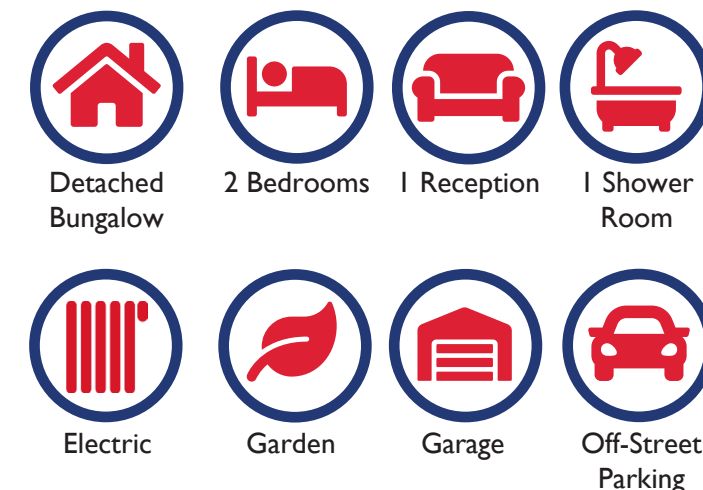
The Property Shop, 22 Bridge Street  
 Wick

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 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







### Property Description

Located in the town of Wick, this fantastic two bedroomed bungalow with garden grounds and single garage sits on a corner plot and benefits from views over the surrounding countryside and beyond. In walk-in condition throughout and having electric heating and double glazed windows, this deceptively spacious home will appeal to first time buyers or those looking for a property with rental potential and early viewing is highly recommended to appreciate the size of the accommodation within. Inside consists of an entrance vestibule and hall (which has two storage cupboards and gives access to the loft), a dual aspect bright and airy lounge, a kitchen/diner, two double bedrooms, a box room/study and a shower room comprising a vanity wash hand basin, WC, and a double shower cubical with mains shower. The kitchen/diner is fitted with wall and base mounted units with worktops, and has splashback tiling, and a sink with mixer tap and drainer. The integrated goods include an electric oven, an electric hob with and extractor fan over. There is plumbing for a washing machine and included in the sale is the free standing fridge-freezer. From here, a door gives easy access to the rear garden. Outside there is a wraparound garden, with the front elevation being laid to gravel with a tarmac driveway which provides ample space for off-street parking. This leads to the detached garage that is attached to a neighbouring garage and has an up and over door, power and lighting. The rear and side elevation is laid to lawn, with a flower bed border and is fully enclosed by timber fencing.

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 Screwfix. 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 Vestibule  
Approx 1.64m x 1.82m

Entrance Hall

Lounge  
Approx 3.54m x 4.00m

Kitchen  
Approx 2.51m x 5.18m

Shower Room  
Approx 2.50m x 1.94m

Bedroom Two  
Approx 2.50m x 4.04m

Bedroom One  
Approx 2.88m x 3.54m

Box Room  
Approx 2.57m x 2.39m

