

Services

Mains water, electricity and drainage.

Extras

All fitted floor coverings, curtains and blinds.

Heating

Mains gas central heating.

Glazing

Double glazing throughout.

Council Tax Band

Viewing

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

Entry

By mutual agreement.

Home Report

Home Report Valuation - £170,000

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.





4 Rosebank, Thurso Street Wick **Caithness** KWI 5LF

A fantastic opportunity to purchase a spacious five bedroom home, close to all local amenities.

OFFERS OVER £170,000

● The Property Shop, 22 Bridge Street

property@munronoble.com

101955 602222

4 01955 603016

Property Overview









House









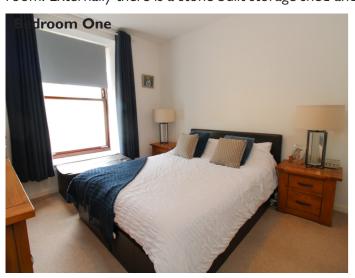
Shared Garden





Property Description

A fantastic opportunity to purchase a spacious four/five bedroom home, situated close to East Caithness Community Facilities and within walking distance to all local amenities. In excellent decorative order, spread over three floors, the accommodation comprises, lounge, kitchen/diner, laundry room, family bathroom, shower room and five bedrooms, one with en-suite shower room. Entering the property with neutral décor throughout, into the front vestibule, continuing through the hallway with under stairs storage cupboard, to the bright and spacious lounge. With modern grey wall and base mounted units, the well appointed kitchen comprises, laminate worktops, composite sink with chrome mixer tap, dishwasher, electric hob, oven, grill and cooker hood, with access to the rear garden. On the first floor the utility room is plumbed for washing machine, with base mounted units for storage. The family bathroom comprises, white ceramic WC and sink with pedestal, bath and corner shower unit. All bedrooms are carpeted, with neutral décor. The primary bedroom benefits from an en-suite shower room, with WC, vanity sink and electric shower. On the second floor there are three further bedrooms and a shower room. Externally there is a stone built storage shed and shared off-road residents parking.







Rooms & Dimensions

Entrance Vestibule Approx. 3.98m x 1.79m

Lounge *Approx.* 4.93*m x* 4.43*m*

Kitchen/Diner Approx. 5.52m x 3.29m

Laundry Room Approx. 2.17m x 1.69m

Bathroom Approx. 2.83m x 2.40m

Bedroom One Approx. 3.51m x 3.14m

Bedroom One En-Suite Approx. 2.17m x 1.69m

Bedroom Two Approx. 3.71m x 3.51m

Shower Room Approx. 2.55m x 1.91m

Office / Playroom Approx. 3.61m x 3.35m

Bedroom Three Approx. 3.40m x 3.35m

Bedroom Four Approx. 3.94m x 2.87m



