

Services

Mains electricity, water, and drainage with town gas services in the area.

Extras

All carpets, fitted floor coverings, curtains and blinds.

Heating

Electric heating.

Glazing

Double glazed windows throughout.

Council Tax Band

A

Viewing

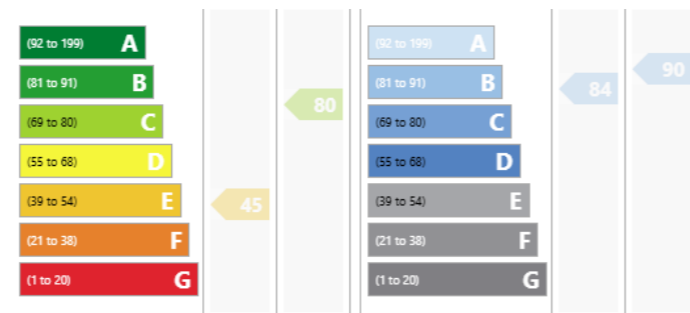
Strictly by appointment via Munro & Noble Property Shop
Telephone 01955 602222.

Entry

By mutual agreement.

Home Report

Home Report Valuation - £85,000
A full Home Report is available via Munro & Noble website.



68 Nicolson Street Wick KW1 5HR

A three bedroomed, semi-detached house which benefits from double glazed windows, electric heating and garden grounds.

OFFERS OVER £83,000

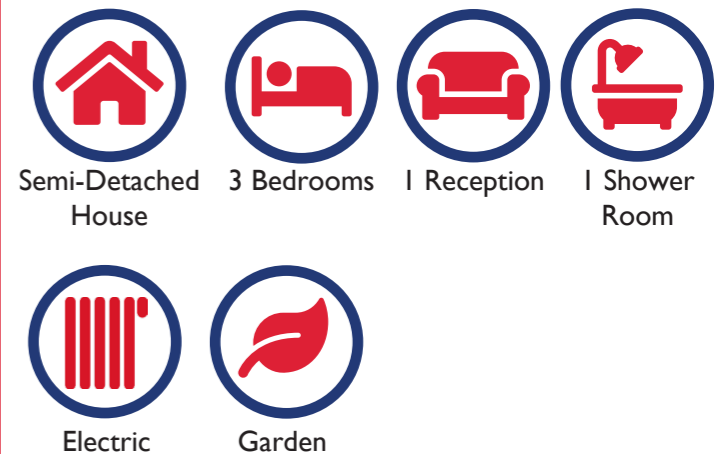
The Property Shop, 22 Bridge Street
Wick

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.



Lounge



Kitchen/Diner

Property Description

A great opportunity to purchase a well-proportioned, three bedroomed semi-detached house located in the town of Wick which will suit a variety of potential purchasers including first time buyers, young families, and the elderly alike. The attractive property offers many pleasing features including electric heating, double glazing, and front and rear garden grounds, which subject to gaining the relevant warrants and building permissions offers excellent potential for extension. Inside, the accommodation is spread over two floors, with the ground floor comprising an entrance hall and a generous sized lounge, off which can be found a kitchen/diner, and a bedroom which could be utilised as a number of rooms including a formal dining room, office/study or playroom. The kitchen/diner comprises wall and base mounted units with worktops and has a stainless steel sink with mixer tap and drainer, and an integral oven and hob with extractor fan over. There is plumbing for a washing, a good sized storage cupboard, and a further door to the side vestibule where you can access the side garden. From the entrance hall, stairs rise to the first floor accommodation which consists of a landing (which gives access to the loft), two double bedrooms both benefitting from fitted wardrobes. Lastly, there is modern and stylish shower room, which is complete with a WC, a vanity wash hand basin and a large walk-in shower.

Outside, the front garden is laid to lawn and has a driveway to the side providing space for a vehicle. The garden to the rear is predominantly laid to lawn with mature shrubs and plants, and is fully enclosed by timber and stone walling. Sited here and included in the sale is the timber shed.

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.



Bedroom One



Bedroom Two

Rooms & Dimensions

Entrance Hall

Lounge

Approx 4.25m x 4.17m

Bedroom Three

Approx 3.12m x 2.63m

Kitchen/Diner

Approx 2.54m x 3.12m

Side Vestibule

Approx 0.94m x 0.72m

Landing

Shower Room

Approx 2.10m x 2.03m

Bedroom Two

Approx 4.06m x 3.01m

Bedroom One

Approx 4.17m x 3.30m*

*At widest point



Shower Room

