

Services

Mains water, gas, electricity and drainage.

Extras

All fitted floor coverings, curtains and blinds.

Heating

Mains gas central heating.

Glazing

Double glazed windows throughout.

Council Tax Band

D

Viewing

Strictly by appointment via Munro & Noble Property Shop
 - Telephone 01955 602 222.

Entry

By mutual agreement.

Home Report

Home Report Valuation - £260,000
 A full Home Report is available via Munro & Noble website.



**6 Langwell Crescent
 Wick
 KW1 4JP**

A five bedroomed detached villa with attached garage in popular cul de sac.

OFFERS OVER £260,000

The Property Shop, 22 Bridge Street, Wick

property@munronoble.com

01955 602 222

01955 603016

Property Overview

Property Overview icons:

- Detached House
- 5 Bedroom
- 2 Reception
- 3 Bathroom
- Gas
- Gardens
- Garage

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.

Lounge



Kitchen/Diner



Property Description

Situated in a quiet cul de sac, the detached house, 6 Langwell Crescent has been fully renovated to a high standard, offering stylish accommodation within walking distance of the town center and Noss Primary School. The accommodation comprises of, ground floor, study, two bedrooms, one with en-suite shower room, living room, family room, conservatory, kitchen/diner, utility room and family bathroom. The first floor comprises of two bedrooms with walk-in wardrobes and shower room. The modern kitchen/dining room has white gloss wall and base units with grey laminate worktop and splashbacks, double oven and gas hob, along with breakfast island, making it perfect for family dining or entertaining. The relaxing lounge has modern wood effect flooring with a wood burning stove, making it the heart of the home. A separate sitting room, currently used as teenage game room can be utilised as a formal dining room. The conservatory allows garden access and somewhere cosy if the weather is cooler. The downstairs bathroom consists of WC, stand-alone bath, sink unit and separate double shower cubicle with wet walling. Externally the south facing rear garden is mainly laid to grass, with wooden storage shed. There is a tarmac driveway which provides space for off street parking, and leads to the garage. Wick is the most northerly town on the East Coast of Scotland, on the popular NC500 tourist route with direct daily flights to Aberdeen and central train station. Offering multiple supermarket stores such as Tesco, Lidl, B&M, Superdrug and Argos. Primary and secondary education is fully provided. Sporting facilities include a fine links golf course, squash club and public swimming pool/gymnasium.

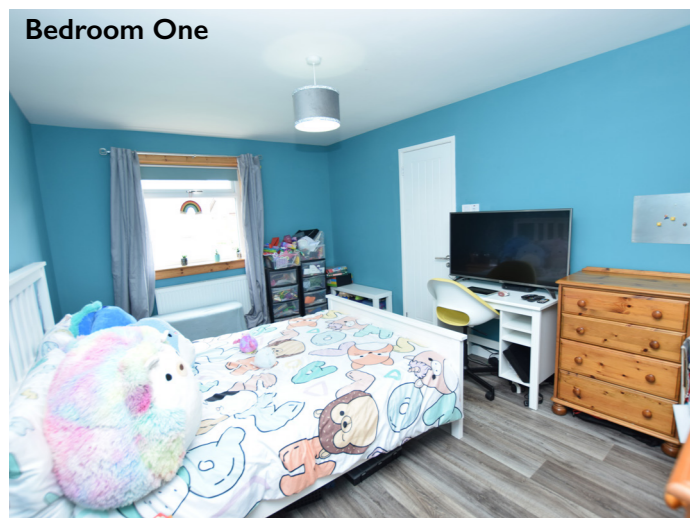
Rooms & Dimensions

- Entrance vestibule
Approx 1.79m x 1.15m
- Lounge
Approx 4.99m x 4.04m
- Kitchen/Diner
Approx 5.01m x 3.27m
- Family Room/Sitting Room
Approx 2.23m x 3.91m
- Utility Room
Approx 3.66m x 1.50m
- Study
Approx 2.74m x 2.74m
- Bedroom five
Approx 3.13m x 4.42m
- En-Suite
Approx 0.86m x 3.01m
- Bedroom Three
Approx 3.17m x 4.29m
- Bedroom Four
Approx 4.12m x 3.82m*
- Bathroom
Approx 3.63m x 1.78m
- Walk-In Wardrobe
Approx 1.74m x 3.27m
- Shower Room
Approx 1.61m x 2.20m
- Garage
Approx 4.81m x 3.13m
(*At widest point)

Bathroom



Bedroom One



Bedroom Three



Sitting Room

