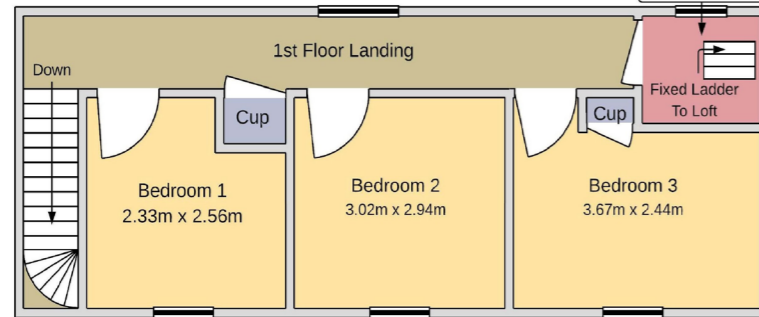


**Ground Floor**  
Approximate floor area:  
596.64 ft<sup>2</sup>  
(55.43 m<sup>2</sup>)



**First Floor**  
Approximate floor area:  
429.37 ft<sup>2</sup>  
(39.89 m<sup>2</sup>)

### Services

Mains water, electricity and drainage.

### Extras

All carpets and fitted floor coverings.

### Heating

Electric central heating.

### Glazing

Mixed glazing.

### Council Tax Band

A

### Viewing

Strictly by appointment via Munro & Noble Property Shop

- Telephone 01955 602 222.

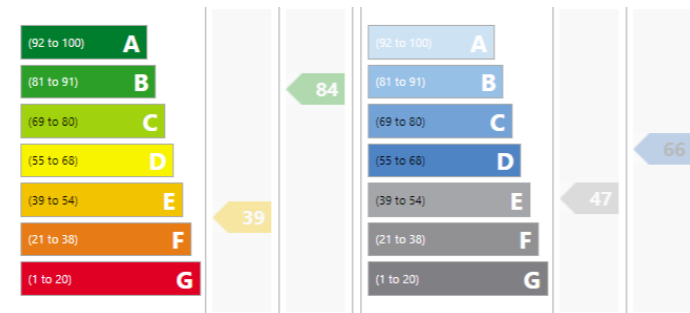
### Entry

By mutual agreement.

### Home Report

Home Report Valuation - £76,000

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 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.



## 4 Rose Street Wick

### KWI 5EX

Three bedroom mid terraced property with views of Wick harbour and marina. Close to town center and all local amenities.

**OFFERS OVER £76,000**

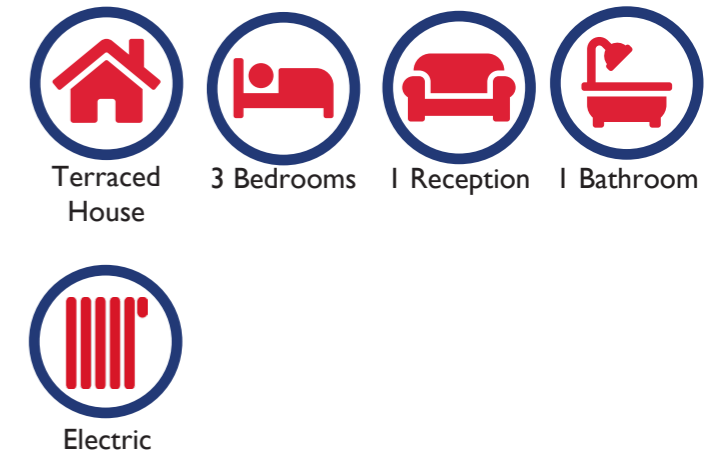
The Property Shop, 22 Bridge Street, Wick

property@munronoble.com

01955 602 222

01955 603016

### Property Overview





### Property Description

This three bedroom mid terraced property is situated in a conservation area, close to the town centre with all local amenities, and the recently completed memorial garden and heritage centre which is part of the lower Pultneytown regeneration scheme. The accommodation benefits from electric central heating and is partially double glazed. In good decorative order, the property comprises lounge, kitchen, bathroom and three bedrooms. This property would be ideal for a first time buyer or buy to let market. This is a rare opportunity to purchase this south facing property as close as this to Wick harbour and the marina.

### Rooms & Dimensions

- Entrance Hall
- Lounge  
Approx 4.09m x 3.85m
- Kitchen  
Approx 3.05m x 3.60m
- Bathroom  
Approx 1.86m x 2.28m
- Bedroom One  
Approx 2.56m x 2.33m
- Bedroom Two  
Approx 2.94m x 3.02m
- Bedroom three  
Approx 3.67m x 2.44m
- Walk-in Storage Room  
Approx 1.51m x 1.75m

