



**Services**

Mains water, electricity gas and drainage.

**Extras**

All fitted floor coverings, curtains and blinds.

**Heating**

Mains gas central heating.

**Glazing**

Double glazed windows throughout.

**Council Tax Band**

B

**Viewing**

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

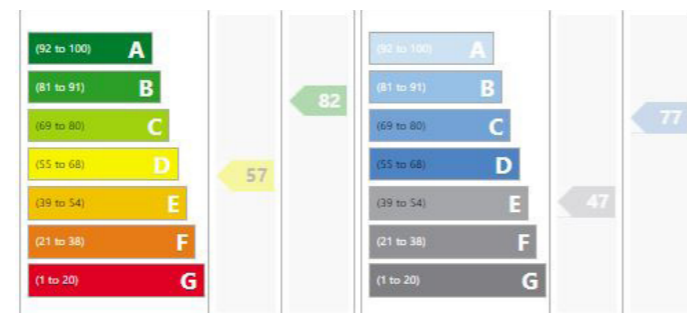
**Entry**

By mutual agreement.

**Home Report**

Home Report Valuation - £145,000

A full Home Report is available via Munro & Noble website.



**13 Breadalbane Terrace  
 Wick  
 KWI 5AT**

A four bedroom end terrace traditional build stone house, near Wick harbour marina.

**OFFERS OVER £145,000**

The Property Shop, 22 Bridge Street, Wick

property@munronoble.com

01955 602 222

01955 603016

**Property Overview**

End-Terraced House   4 Bedroom   1 Reception   3 Bathroom

Gas

**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.



**Property Description**

13 Breadalbane Terrace, Wick is a four bedroomed end terrace property situated in Pulteneytown, close to all local amenities. With views of Wick harbour and bay, the property benefits from gas central heating and uPVC double glazing. In excellent decorative order throughout, the accommodation comprises of, ground floor lounge, kitchen/diner, sun lounge, bathroom, four bedrooms, two en suites and WC. The well-appointed modern kitchen/diner has neutral grey laminate flooring, offering lots of storage with beech wall and base mounted units with black laminate worktops and splashback, a gas range with chrome extractor hood, stainless steel sink and drainer with chrome mixer tap and chrome downlights. The central breakfast bar allows seating for four people. Off the kitchen is a south facing sun lounge with lots of natural light and access to the rear garden, this lounge could also be utilised as a formal dining room. The stylish monochrome ground floor bathroom has chrome fixtures and fittings along with a stand alone bath, WC, sink and vanity unit and double walk in shower, which is fully wet walled with glass panel. All bedrooms are carpeted with neutral décor. The south facing secluded rear garden is mainly laid to lawn. 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 2.43m X 1.48m
- Lounge  
Approx 4.52m X 5.34m
- Kitchen/Diner  
Approx 3.99m X 4.25m
- Sunroom  
Approx 6.46m X 4.33m
- Utility  
Approx 2.22m X 1.72m
- Bedroom One  
Approx 4.47m X 3.47m
- En Suite  
Approx 1.71m X 2.02m
- Bedroom Two  
Approx 5.56m X 3.05m
- En Suite  
Approx 1.68m X 2.17m
- Bedroom Three  
Approx 3.96m X 3.56m\*
- Bedroom Four  
Approx 3.35m X 3.67m\*
- Bathroom  
Approx 3.06m X 2.78m\*
- Wc  
Approx 1.24m X 1.13m
- (\*At Widest Point)

