



### Services

Mains water, electricity and private drainage with septic tank.

### Extras

All fitted floor coverings, curtains and blinds.

### Heating

Oil fired central heating.

### Glazing

uPVC triple & double glazing throughout.

### Council Tax Band

E

### Viewing

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

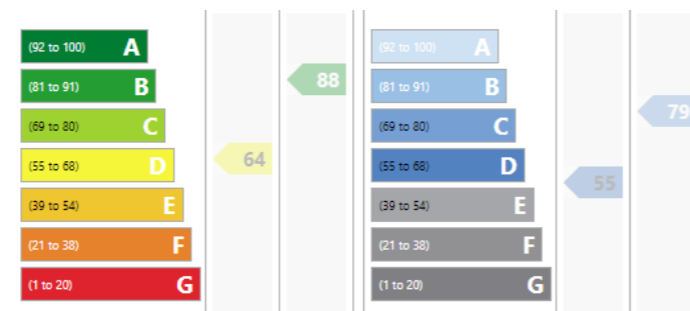
### Entry

By mutual agreement.

### Home Report

Home Report Valuation - £320,000

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



## Rowan Garth Stirkoke, By Wick KW1 5SG

A well presented, five bed roomed, detached bungalow, set in the picturesque countryside of Caithness.

**OFFERS OVER £320,000**

📍 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.

Kitchen



Lounge/Dining Room



Bedroom One



Bedroom Three





Lounge/Dining Room

**Property Description**

A rare opportunity to purchase a five bedroomed property, which sits in well maintained, enclosed garden grounds offering outstanding panoramic views of the surrounding countryside. Situated in an elevated position, this stunning, neutrally decorated property benefits from oil central heating and triple glazing with the windows having matching shutters in most rooms. Finished to a very high standard, the property comprises of, lounge/diner, kitchen, family bathroom, WC, utility room, four double bedrooms plus a principal bedroom offering a dressing room and en-suite facilities. The lounge is set around a large stone built open fireplace with a multi-fuel stove, vaulted ceilings with exposed beams and a large landscape window so you can enjoy the countryside views from the comfort of your sofa. The lounge leads past the dining area to the kitchen, which is fully modernised with grey wall and base units and matching splashback, sink/drainer and mixer tap, and includes an integral double oven with cooker hood, fridge freezer, dishwasher, gas hob and microwave. The family bathroom, WC and en-suite is finished with stylish wet wall décor, with the two shower cubicles having mains power showers. The utility room is situated to the back of the property with access to the rear garden, and benefits from grey wall and base units with matching splashbacks and is plumbed for a washing machine.

The property is accessed via a tarred driveway that leads to the house, garage, sheds and the gardens to the side which are laid mainly to grass, with a summerhouse overlooking the garden and patio area which benefits from electricity and power. The rear of the house is mainly laid with slab and has an additional patio area with shed and greenhouse and to the other side of the property there is a metal shed with log store and another garden area with mature trees and shrubs.



Bedroom Four



Utility Room



Bathroom

- Rooms & Dimensions**
- Kitchen  
Approx 3.13m x 3.24m
  - Lounge/Dining Room  
Approx 7.63m x 4.55m\*
  - Bedroom Four  
Approx 4.58m x 3.07m
  - Bathroom  
Approx 2.48m x 2.14m
  - WC  
Approx 0.85m x 1.54m
  - Utility Room  
Approx 1.65m x 2.06m
  - Bedroom Five  
Approx 3.40m x 2.19m
  - Bedroom Three  
Approx 3.39m x 2.90m
  - Bedroom Two/Office  
Approx 2.43m x 4.55m
  - Bedroom One  
Approx 4.52m x 3.72m\*
  - Dressing Room  
Approx 1.93m x 2.60m
  - En-Suite Shower Room  
Approx 1.62m x 3.25m
- (\*At widest point)



Summer House

