



Services

Mains gas, water, electricity and drainage.

Extras

All fitted floor coverings, curtains and blinds.

Heating

Mains gas central heating.

Glazing

Double glazing throughout.

Council Tax Band

B

Viewing

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

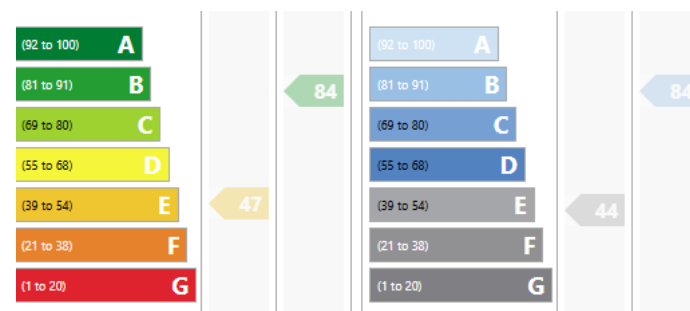
Entry

By mutual agreement.

Home Report

Home Report Valuation - £90,000

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.



£10k BELOW HOME REPORT VALUATION

9 Lower Dunbar Street Wick KWI 5AH

A two bedroom, maisonette, situated in Pulteneytown, within walking distance of all local amenities and in walk-in condition.

OFFERS OVER £79,500

The Property Shop, 22 Bridge Street,
 Wick

property@munronoble.com

01955 602 222

01955 603016

Property Overview



Maisonette



2 Bedrooms



1 Reception



1 Bathroom



Gas



Garage

Lounge



Kitchen/Diner



Property Description

A two bedroom, stone built, terraced, maisonette, situated close to the charming, tree lined Argyle Square, in Pulteneytown. Close to all local amenities and within walking distance to the town centre. Benefiting from mains gas central heating and double glazing, with modern décor throughout, this spacious property is in walk-in condition, accommodation comprises, lounge, kitchen/diner, two bedrooms, bathroom and integral garage. The stairs lead to the first floor where the lounge and kitchen/diner are situated, the bright and airy lounge is decorated in neutral tones with a wall hanging electric fire. The well appointed kitchen/diner has fitted wall and base units, with laminate worktops and tiled splashback, stainless-steel sink with drainer, oven, gas hob and cooker hood. Situated on the second floor the main bedroom has double aspect windows making the room bright and spacious. The second bedroom has space for a triple wardrobe and single bed. The modern bathroom consists of W/C, basin and bath with overhead mains power shower. The property has a single garage providing storage area and off road parking, with up-and-over door, power, light and water and is plumbed for washing machine. The garage can also be accessed via a pedestrian door in the front vestibule. Viewing is highly recommended, this property would be ideal for a first time buyer.

Rooms & Dimensions

Entrance Vestibule
Approx 1.67m x 2.28m

Lounge
Approx 4.34m x 4.67m

Kitchen/Diner
*Approx 3.59m x 3.29m**

Bathroom
*Approx 3.18m x 1.57m**

Bedroom Two
Approx 3.17m x 2.20m

Bedroom One
Approx 2.78m x 4.15m

Garage
Approx 4.20m x 5.51m

**At widest point*

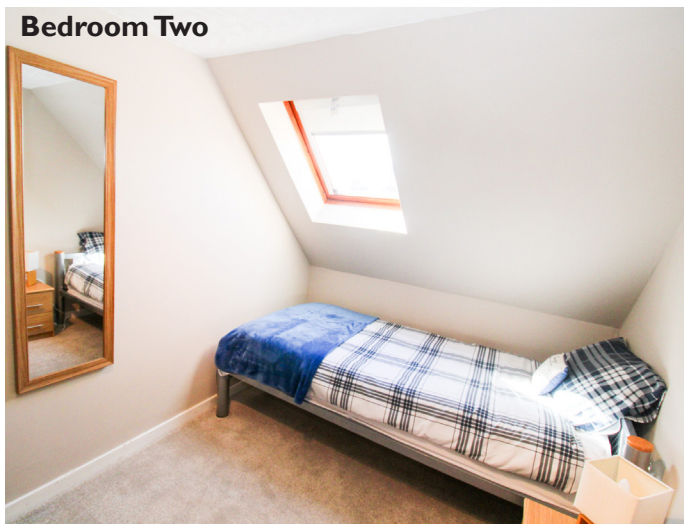
Bathroom



Bedroom One



Bedroom Two



Garage

