



Services

Mains water, electricity and drainage.

Extras

All fitted floor coverings, curtains and blinds.

Heating

Oil fired central heating.

Glazing

Double glazing throughout.

Council Tax Band D

Viewing

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

Entry

By mutual agreement.

Home Report

Home Report Valuation - £228,000

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



DETAILS: Further details from Munro & Noble Property Shop, 22 Bridge Street, Wick, Caithness, KWI 4NG. Telephone 01955 602 222. OFFERS: All offers to be submitted to Munro & Noble Property Shop, 22 Bridge Street, Wick, Caithness, KWI 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.







Laurinson I Lindsay Place Wick **KWI 4PF**

A three bedroom detached bungalow, situated in a popular residential area of Wick, with off road parking and front and rear gardens.

OFFERS OVER £225,000

- **Q** The Property Shop, 22 Bridge Street, Wick
- property@munronoble.com
- **\$** 01955 602 222
- ₽ 01955 603016



Property Overview



www.munronoble.com



Property Description

A rare opportunity to purchase a three-bedroom, detached bungalow, located in a popular well established and sought after residential area of Wick, situated in an elevated position with stunning views over Wick bay. The property benefits from uPVC double glazing throughout and oil-fired central heating. In good decorative order throughout this property will make a beautiful family home, the accommodation comprises, front entrance vestibule, living room, dining room, kitchen/diner, family bathroom, three bedrooms and en-suite.

With neutral decor throughout, the bright and spacious living room is the heart of the home, with access to dining room. Overlooking the rear garden, the Ashley Ann, oak shaker style kitchen comprises, large larder cupboard, fitted wall and base mounted units, coordinating worktops and splashbacks, stainless steel sink with chrome mixer tap, ceramic hob with extractor fan, integrated appliances include, fridge, freezer, oven, grill and microwave. Off the kitchen the utility room has a boiler cupboard, laundry sink and is plumbed for washing machine and tumble dryer, a half-glazed uPVC door gives access to the rear garden.

Bedrooms one and two have built in store storage cupboards, with bedroom one having a en-suite consisting of an Ashley Ann WC, basin and shower enclosure with electric shower, the bathroom is fully tiled. The spacious family bathroom comprises, chrome fixtures, WC, sink with pedestal and bath. Set in a large enclosed garden, mainly laid to grass, the property has a mono block driveway providing parking for several vehicles which leads to an attached garage with power & light. The garden is well maintained with mature shrubs and trees bordering the property and has a wooden garden shed.







Rooms & Dimensions

Front Entrance Vestibule Approx 1.81m x 1.74m

Lounge Approx 5.90m x 4.61m

Kitchen Approx 4.01m x 2.79m

Dining Room Approx 3.78m x 3.00m

Utility Room Approx 3.00m x 1.57m

Bathroom Approx 2.97m x 1.81m

Bedroom One Approx 4.14m x 2.97m

En-Suite Approx 2.97m x 1.00m

Bedroom Two Approx 3.59m x 2.91m

Bedroom Three Approx 3.56m x 2.29m

Garage Approx 6.70m x 3.30m





Laurinson, 1 Lindsay Place, Wick, KW1 4PF