



£11k BELOW HOME REPORT VALUATION

Services

Mains water, electricity and drainage.

Extras

All fitted floor coverings, curtains and blinds.

Heating

Electric storage central heating.

Glazing

uVPC double glazing throughout.

Council Tax Band

C

Viewing

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

Entry

By mutual agreement.

Home Report

Home Report Valuation - £165,000
 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.

**Mill Rock View
 Broadhaven Road
 Wick
 KW1 5NF**

A two bedroom detached bungalow, with integral garage and off road parking, picturesque sea views and low maintenance garden.

OFFERS OVER £154,000

📍 The Property Shop, 22 Bridge Street, Wick

✉ property@munronoble.com

☎ 01955 602 222

📠 01955 603016

Property Overview

- Detached Bungalow
- 2 Bedrooms
- 1 Reception
- Shower Room
- Electric
- Garden
- Parking
- Integral Garage



Property Description

With spectacular sea views overlooking Broadhaven bay and further out to sea, this two bedroom bungalow is set on the rocky shores of Wick. Set in a low maintenance garden, with a patio area ideally situated to the front to enjoy the beautiful views over the rocks and out to sea. In good decorative order, the property benefits from electric storage heating and double glazing throughout. This is a unique bright property, benefitting from large windows in each room, the lounge ideally located to the rear of the property and boasting panoramic views with its full-length patio doors. The kitchen is fitted with shaker style wall and base units with grey worktop and tiled splashback. Along the hall are two double bedrooms, a storage cupboard and a shower room a large walk-in shower enclosure with electric shower, vanity wash hand basin and WC. There is an attached garage with an up and over door, this garage can also be access integrally through the kitchen, the garage has electric and light and is plumbed for washing machine. There is a large tarmac driveway with concrete paving slabs, providing off road parking.

Rooms & Dimensions

Front Entrance Vestibule
Approx 1.18m x 0.98m

Bedroom Two
Approx 2.90m x 2.80m

Bathroom
Approx 1.95m x 2.29m

Bedroom One
Approx 3.90m x 2.96m

Lounge
Approx 4.98m x 3.76m

Kitchen/Diner
Approx 4.43m x 2.72m

Integral Garage
Approx 6.04m x 3.51m

