



Services

Mains water and electricity, private drainage with septic tank. Fibre broadband close by.

Extras

All fitted floor coverings, curtains and blinds.

Heating

Electric storage heating.

Glazing

Double glazing.

Council Tax Band C

Viewing

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

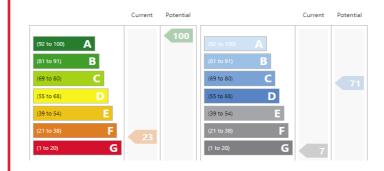
Entry

By mutual agreement.

Home Report

Home Report Valuation - £125,000

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.



These particulars are believed to be correct but not guaranteed. They do not form part of a contract and a purchaser will not be entitled to resile on the grounds of an alleged mis-statement herein or in any advertisement.



Morven View Reaster, Lyth Caithness KWI 4UF

A three bedroom rural property, situated in the picturesque countryside near Lyth, with large surrounding garden.

OFFERS OVER £125,000

- The Property Shop, 22 Bridge Street, Wick
- property@munronoble.com
- **\$** 01955 602222
- 🔒 01955 603016



Property Overview



www.munronoble.com



Property Description

This charming, three bedroom detached house is set in approximately 0.6 of an acre with stunning open views over the surrounding rural countryside, with detached stone built garage. In need of complete renovation, the accommodation comprises sunroom, lounge/diner, kitchen, utility room, three bedrooms and bathroom. The property benefits from electric storage heating and double glazing. Entering the property into the south facing front vestibule, the property is flooded with light. Retaining some original features, on the ground floor, the lounge has an open fire with tiled surround and hearth and an alcove area provides space for dining. The double aspect kitchen comprises, fitted base units with stainless steel sink and drainer, following through to the utility room and rear door. The ground floor bedroom is double aspect, with an open fire, this room could be utilised as a additional reception room. On the first floor, the two double bedrooms overlook the front of the property and are connected through a walk-in closet with bathroom on the landing, comprising, ceramic sink, WC and bath. The tree lined driveway leads to the secluded property with a large, mature surrounding garden offering a rural haven.







Rooms & Dimensions

Sunroom Approx 5.36m x 3.81m

Lounge Approx 3.68m x 4.04m

Dining Room Approx 3.04m x 2.21m

Kitchen Approx 3.29m x 2.00m

Utility Room Approx 2.65m x 1.85m

Bathroom Approx 1.21m x 2.88m

Bedroom One Approx 4.15m x 3.41m

Bedroom Two Approx 4.12m x 3.41m

Bedroom Three Approx 4.11m x 3.35m





Morven View, Reaster, Lyth, KW1 4UF