



Services

Mains water and electricity with private drainage and septic tank. PV panels.

Extras

All fitted floor coverings. Chandeliers and curtain poles will not be included with sale.

Heating

Air source underfloor heating.

Glazing

uPVC double glazing throughout.

Council Tax Band

F

Viewing

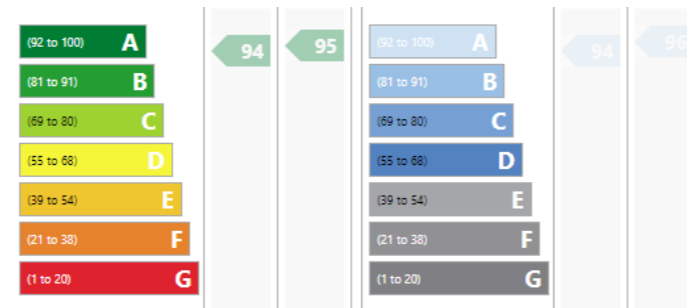
Strictly by appointment via Munro & Noble Property Shop Telephone 01955 602222

Entry

By mutual agreement.

Home Report

Home Report Valuation - £340,000
A full Home Report is available via Munro & Noble website.



**Harrdoulin
Murkle
By Thurso
KW14 8SP**

A proficiently built three bedroom detached villa, with surrounding gardens.

OFFERS OVER £340,000

The Property Shop, 22 Bridge Street, Wick

property@munronoble.com

01955 602 222

01955 603016

Property Overview

- Detached Villa
- 3 Bedrooms
- 2 Receptions
- 3 Bathrooms
- Air Source Underfloor
- Garden
- Garage
- Solar Panels

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.

Kitchen/Diner



Sitting Room



Entrance Hall



Lounge



Principal Bedroom



En-suite



Property Description

Set in approximately half an acre, this modern three bedroom detached villa is finished to an excellent standard, with off white porcelain tiling flooring flowing throughout, oak woodwork and benefits from air source underfloor heating, solar PV panels and uPVC double glazing throughout. The accommodation comprises, entrance hallway, open plan kitchen/dining room, utility/cloak room, WC, sitting room, three bedrooms, two with en-suites, dressing room, lounge and bathroom. The bright and spacious entrance hall welcomes you in and leads to the open plan kitchen, which is the heart of the home. The triple aspect room comprises a custom designed Callerton kitchen, family dining area and relaxed lounge area. The centre piece of the kitchen is the island with five burner induction hob, microwave oven drawer and warming drawer, ideal for cooking or baking. Off the kitchen the WC and Cloakroom/utility room comprises base mounted units, sink and is plumbed for a washing machine. The sitting room is set around the double aspect picture windows framing the focal point electric fire. On the ground floor the principal bedroom has dressing room and en-suite facilities. Ascending the bespoke staircase the first floor opens into the lounge, flooded with light, there are picturesque views over the surrounding countryside out to Murkle Bay and Dunnet Head. The two bedrooms have neutral décor and carpeting, with bedroom three benefiting from en-suite facilities. Externally the integrated garage has power, water and electric charge point. Above the garage is a living area, this could be utilised as an office or with bathroom facilities installed an additional living area. This property is ready for a family to take up residence and would be well suited to multigenerational living. Viewing is highly recommended to appreciate the impeccable attention to detail this property offers.

Rooms & Dimensions

- Open Plan
Kitchen/Dining Room
Approx. 8.00m x 5.00m
- Utility/Cloak Room
Approx. 3.00m x 2.96m
- WC
Approx. 2.00m x 1.00m
- Sitting Room
Approx. 6.00m x 5.00m
- Bedroom One
Approx. 5.00m x 4.40m
- En-Suite
Approx. 3.11m x 2.10m
- Dressing Room
Approx. 3.11m x 2.10m
- Bathroom
Approx. 4.25m x 2.00m
- Bedroom Three
Approx. 4.41m x 2.89m
- Lounge
Approx. 9.00m x 5.00m
- Bedroom Two
Approx. 4.43m x 3.19m
- Bedroom Two En-Suite
Approx. 3.19m x 2.69m

Bathroom



Bedroom Two



Bedroom Three

