

Services

Mains water, electricity and drainage.

Extras

All fitted floor coverings, curtains and blinds.

Heating

Oil central heating.

Glazing

uPVC double glazing throughout.

Council Tax Band

D

Viewing

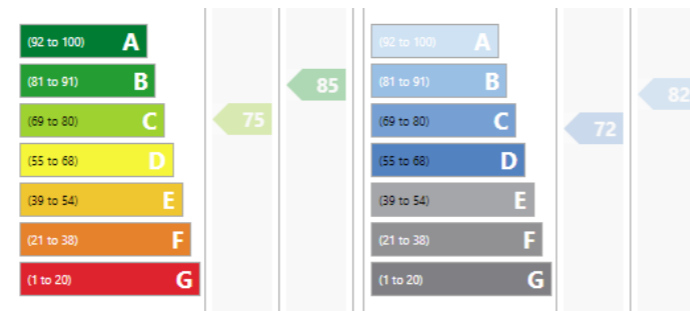
Strictly by appointment via Munro & Noble Property Shop
 - Telephone 01955 602 222.

Entry

By mutual agreement.

Home Report

Home Report Valuation - £270,000
 A full Home Report is available via Munro & Noble website.



**Norlury, Station Road
 Watten, Wick
 KWI 5YN**

A well-presented three bedroomed detached bungalow with garage, surrounding garden and open countryside views to rear.

OFFERS OVER £270,000

The Property Shop, 22 Bridge Street, Wick

property@munronoble.com

01955 602 222

01955 603016

Property Overview

- Detached Bungalow
- 3 Bedrooms
- 1 Reception
- Office Potential
- 2 Bathrooms
- Oil
- Garden
- Garage

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/Sitting/Dining Area



Kitchen/Sitting/Dining Area



Bedroom One



En-Suite Shower Room





Property Description

Norlury, Station Road is a modern turnkey, three bedrooomed detached bungalow with splendid open countryside views, located in Watten, eight miles from the main town of Wick. Benefiting from oil fired central heating and uPVC double glazing throughout, the well-presented spacious accommodation comprises a welcoming entrance vestibule, lounge, large kitchen/diner, bathroom, principal bedroom with en-suite shower room and two further bedrooms. The spacious lounge is carpeted and overlooks the large enclosed well-maintained garden and over open countryside. The bright and spacious entrance hall welcomes you in and leads to the open plan kitchen/diner and lounge area which is the heart of the home. The triple aspect room comprises of wall and base units with complimentary laminate worktops, a stainless-steel sink and drainer with chrome mixer tap, and an integrated double oven, microwave and hob with extractor fan. The family dining area and relaxed lounge area with wood burning stove in centre of room. From the kitchen you can access the attached garage, which has power and light and has plumbing for washing machine and tumble dryer. The white and oak bathroom suite consists of a WC, a sink with vanity unit, and a fully wet-walled, corner shower unit with mains power shower and bath. Bedrooms two and three have built-in double wardrobes and are carpeted with neutral décor and window treatments, ready for buyers to move in. The principal bedroom has an en-suite shower room consisting of a white suite with fully wet-walled cubicle and mains power shower.

The surrounding garden is mainly laid to grass with a block pave driveway providing off road parking for several vehicles. The rear garden is predominantly laid to lawn, with mature shrubs. Watten village provides primary schooling, a local shop, garden centre and small hotel with restaurant. Both Thurso and Wick are within easy commuting distance and provide a comprehensive range of shopping, professional and medical facilities. There are regular bus and rail services south. From Wick Airport there are recurring scheduled air services. Inverness is approximately two and a half hours drive.



Rooms & Dimensions

Front Vestibule

Approx. 1.71m x 1.48m

Kitchen/Diner/Sitting Area

Approx. 4.87m x 3.41m

Bathroom

Approx. 2.78m x 3.18m

Bedroom Three/Office

Approx. 2.86m x 3.18m

Bedroom Two

Approx. 3.91m x 3.18m

Bedroom One

Approx. 4.45m x 3.46m

En-Suite Shower Room

Approx. 1.17m x 2.55m

