

#### Services

Mains water and electricity with private drainage.

#### Extras

All furniture, fitted floor coverings, curtains and blinds.

#### Heating

Oil central heating.

#### Glazing

Double glazing throughout.

#### Council Tax Band

C

#### Viewing

Strictly by appointment via Munro & Noble Property Shop

Telephone 01955 602222

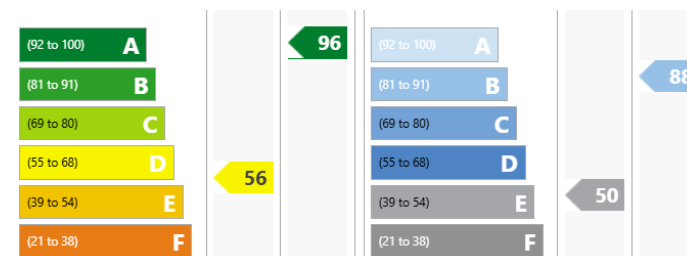
#### Entry

By mutual agreement.

#### Home Report

Home Report Valuation - £190,000

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



## Rosinver Lyth Caithness KW1 4UD

A three bedroom bungalow located in a rural setting with open countryside views.

**OFFERS OVER £190,000**

The Property Shop, 22 Bridge Street  
 Wick

property@munronoble.com

01955 602222

01955 603016

#### Property Overview



Detached  
 Bungalow



3 Bedrooms



2 Receptions



1 Bathroom



Oil



Garden



Garage



## Property Description

A fantastic opportunity to purchase a rural three bedroom bungalow set in the picturesque open countryside. The accommodation comprises, open plan lounge/dining area, kitchen, three double bedrooms and bathroom. Entering the property into the front vestibule, continuing through the hallway to the bright and spacious lounge, with spectacular views of the surrounding open countryside. Overlooking the rear garden, with a mix of wall and base mounted units, the kitchen comprises, laminate worktops and tiled splashback, stainless steel sink with chrome mixer tap and electric cooker. Off the kitchen the rear vestibule has a large storage cupboard and half glazed uPVC door giving access to the garden. The property benefits from double glazing throughout and oil fired central heating. The surrounding garden is mainly laid to grass with mature trees and shrubs. A tarmac driveway provides off road parking for several vehicles. There is an integral garage with electric vehicle door and power, water.



## Rooms & Dimensions

Front Entrance Vestibule  
Approx 1.30m x 1.13m

Lounge  
Approx 4.70m x 4.10m

Dining Area  
Approx 3.01m x 3.16m

Integral Garage  
Approx 5.80m x 3.40m

Kitchen  
Approx 3.14m x 3.01m

Rear Vestibule  
Approx 1.80m x 1.00m

Bathroom  
Approx 3.02m x 2.62m

Bedroom One  
Approx 3.00m x 2.53m

Bedroom Two  
Approx 3.90m x 3.00m

Bedroom Three  
Approx 4.10m x 2.80m

