

Services

Mains water and electricity with private drainage.

Extras

All furnitute, fitted floor coverings, curtains and blinds.

Heating

Oil central heating.

Glazing

Double glazing throughout.

Council Tax Band

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.



DETAILS: Further details from Munro & Noble Property Shop, 22 Bridge Street, Wick, Caithness, KWI 4NG. Telephone 01955 602 222.

OFFERS: All offers to be submitted to Munro & Noble Property Shop, 22 Bridge Street, Wick, Caithness, KWI 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.







Rosinver Lyth **Caithness** KWI 4UD

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

OFFERS OVER £190,000

property@munronoble.com

01955 602222

A 01955 603016

Property Overview















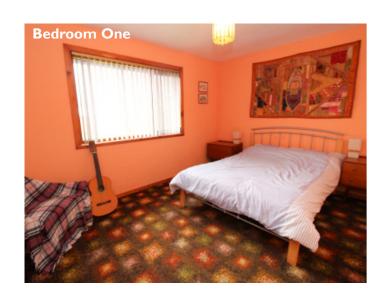


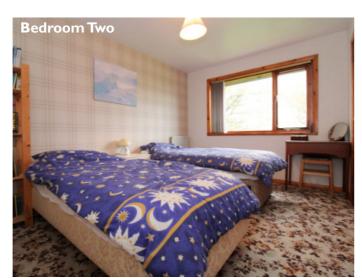


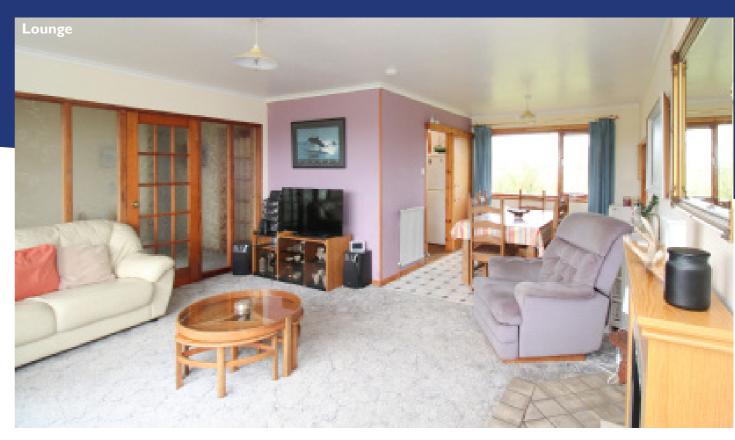


Property Description

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





Rosinver, Lyth, KW1 4UD Rosinver, Lyth, KW1 4UD