



Services

Mains water, electricity and drainage.

Extras

All carpets, fitted floor coverings, curtains and blinds.
 White goods and a garden shed.

Heating

Electric heating.

Glazing

Double glazed windows throughout.

Council Tax Band

B

Viewing

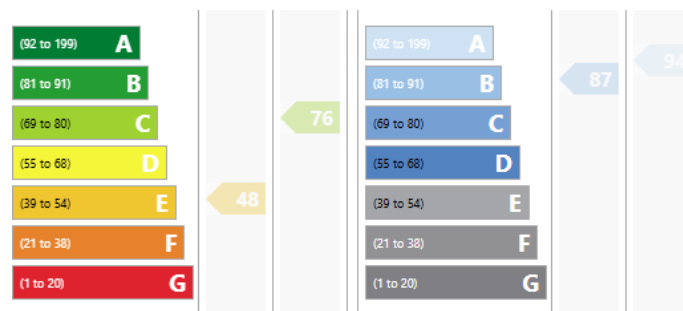
Strictly by appointment via Munro & Noble Property Shop
 Telephone 01955 602222

Entry

By mutual agreement.

Home Report

Home Report Valuation - £145,000
 A full Home Report is available via Munro & Noble website.



28 Wellington Avenue Wick KW1 5HN

This charming, three bedroomed semi-detached bungalow located in Wick boasts electric heating, a floored loft, sea views and attractive garden grounds.

OFFERS OVER £145,000

The Property Shop, 22 Bridge Street
 Wick

property@munronoble.com

01955 602 222

01955 603016

Property Overview



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/Breakfast Room



Kitchen/Breakfast Room



Bedroom One



Bedroom Two





Lounge/Dining Room

Property Description

Occupying an excellent, elevated position which affords stunning sea views over Wick bay, 28 Wellington Avenue is a three bedroomed semi-detached bungalow which benefits from off-street parking and low maintenance garden grounds, along with a garden shed. The accommodation has been designed for comfortable family living, and offers bright and spacious rooms, double glazed windows and electric heating. Inside, the light and airy entrance hall gives access to a well-appointed kitchen/breakfast room, three double bedrooms (two of which boast fantastic storage) a lounge/dining room and a modern bathroom which hosts a W.C, a vanity wash hand basin, a bath with electric shower over, and is completed with stylish wet-walling. The welcoming lounge provides space for a small table and chairs for dining and makes the most of the super views with its front facing picture window. The feature electric fire with brick surround rests on a flagstone hearth and makes for the perfect environment to relax and enjoy cosy evenings indoors. Giving access to the rear elevation, the kitchen is fitted with a number of wall and base mounted units with worktop and matching breakfast bar, has splashback tiling and a stainless steel sink with drainer and mixer tap. Included in the sale in a free-standing electric cooker with extractor above, and a washing machine. A fantastic feature of this home is the fully floored loft which is accessed via the hall. This substantial space has power and lights, and could be used for additional storage, or subject to gaining the relevant warrants and permissions, has excellent potential for a variety of uses. Outside, the garden grounds surround the property and are enclosed by walling, offering privacy. The front elevation is laid to gravel, and is delicately decorated with colourful shrubs and has well-positioned seating area. Off-road parking is available to front and allows space for two vehicles. Sited in the rear garden is a useful timber shed, and a drying area. It is a combination of lawn and paved slabs, which could be used as space for outdoor entertaining in the summer months. Overall, this property will make a great home for a number of prospective purchasers and early viewing is highly recommended.



Bedroom Three



Bathroom



Rooms & Dimensions

Entrance Hall

Kitchen/Breakfast Room
Approx 2.76m x 3.38m

Bedroom Three
Approx 2.10m x 3.37m

Bedroom Two
Approx 2.70m x 4.38m

Lounge/Dining Room
Approx 4.04m x 4.60m

Bedroom One
Approx 3.37m x 3.61m

Bathroom
Approx 2.12m x 2.50m

Loft
Approx 3.72m x 7.83m

