



**Services**

Mains water, gas, electricity, and drainage.

**Extras**

All carpets, fitted floor coverings, blinds and curtains.

**Heating**

Gas central heating.

**Glazing**

Double glazed windows throughout.

**Council Tax Band**

C

**Viewing**

Strictly by appointment via Munro & Noble Property Shop

Telephone 01955 602222

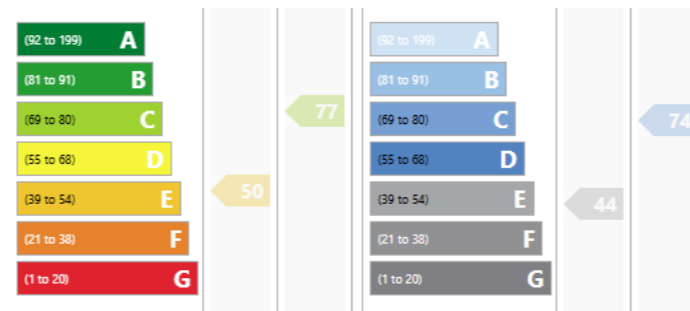
**Entry**

By mutual agreement.

**Home Report**

Home Report Valuation - £120,000

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



**33 East Banks**  
**Wick**  
**KWI 5NL**

*This appealing family home is located in town of Wick and has two bedrooms, garden grounds, gas central heating and double glazed windows.*

**OFFERS OVER £118,000**

The Property Shop, 22 Bridge Street  
 Wick

property@munronoble.com

01955 602 222

01955 603016

**Property Overview**

- End-Terraced House
- 2 Bedrooms
- 2 Receptions
- 2 Bathrooms
- Gas
- Garden
- On-Street Parking

**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



Family Room



Bedroom One



Bedroom One En-Suite Shower Room





Lounge



Bathroom

**Property Description**

Situated in a desirable location, within easy walking distance of number of excellent amenities, 33 East Banks is an attractive two bedroomed traditional end-terraced villa that has well proportioned rooms spread over two floors and will appeal to young families and first time buyers. The versatile accommodation requires a degree of modernisation, but is generous in size and has a number of features including an open fireplace, double glazed windows, an en-suite, gas central heating and an external utility room. Upon entering the property, you are met with a welcoming entrance hall, off which can be found two reception rooms including a formal lounge with feature electric fire, and a family/sitting room, which could also be utilised as a dining room for memorable family meals. The rear hall gives access to the fully tiled bathroom which has a WC, a wash hand basin, a bath and a shower cubicle, as well as the substantial kitchen/breakfast room. This well equipped room is the heart of the home and allows ample space for a table and chairs, and is fitted with a number of modern wall and base mounted units with worktops and splashbacks and a 1½ stainless steel sink with mixer tap and a drainer. Integral goods located here comprise a eye level oven/grill, and 5 ring gas hob with fan over, a fridge-freezer and dishwasher. The useful utility room is accessed externally from the rear elevation and has two cupboards, a sink, and plumbing for a washing machine. From the hallway, a staircase rises to the second floor which houses a landing and two double bedrooms, both which have storage facilities and the primary bedroom having the advantage of an en-suite shower room.

Outside, the front garden is of low maintenance as its laid to gravel and is enclosed by walling. The rear garden is a combination of lawn, with areas of gravel and patio, ideal for outdoor pursuits. Mature trees, hedges and shrubs offer privacy, as well as the timber fencing and walling. Sited here is a garden shed which is included in the sale. On-street parking is located to the front elevation.

The Royal Burgh of Wick is the most northerly town on the East Coast of Caithness and is on the very the famous North Coast 500 (NC500) tourist route. The vibrant town offers good shopping, with a number of stores including a Tesco Supermarket, Boots Chemist, Argos, Pets at Home, B&M and Argos. There are many leisure opportunities including a golf course and squash club, plus a public swimming pool/gymnasium. The property is within commuting distance of all amenities, including both Primary and Secondary Schooling, Caithness General Hospital and Doctors Surgery. The town also boasts banks, a post office, and an airport.



Utility Room



Bedroom Two

**Rooms & Dimensions**

- Entrance Hall
- Lounge  
Approx 4.18m x 4.44m\*
- Family Room  
Approx 4.45m x 3.84m
- Rear Hall
- Bathroom  
Approx 2.235m x 2.77m
- Kitchen/Diner  
Approx 3.67m x 4.51m
- Utility Room  
Approx 2.84m x 3.00m
- Landing
- Bedroom Two  
Approx 4.02m x 4.46m
- Bedroom One  
Approx 4.40m x 4.16m\*
- En-Suite Shower Room  
Approx 1.03m x 2.68m

\*At widest point

