



Services

Mains electricity, water and drainage.

Extras

All carpets, fitted floor coverings, curtains and blinds. All furniture located in the loft.

Heating

Electric heating.

Glazing

Double glazed windows throughout.

Council Tax Band

D

Viewing

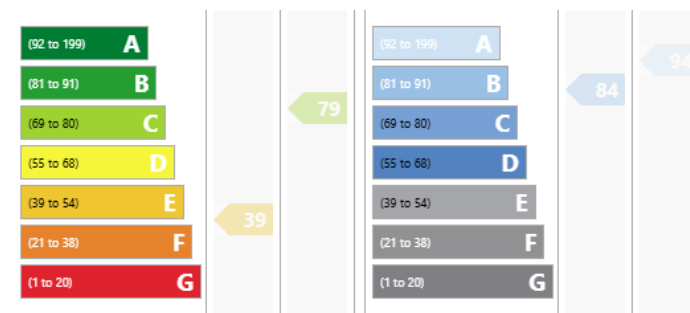
Strictly by appointment via Munro & Noble Property Shop
 Telephone 01955 602222.

Entry

By mutual agreement.

Home Report

Home Report Valuation - £105,000
 A full Home Report is available via Munro & Noble website.



16 Bignold Court Wick KWI 4DL

A substantial, three bedroomed end-terrace house with stunning views over the countryside and beyond.

OFFERS OVER £104,000

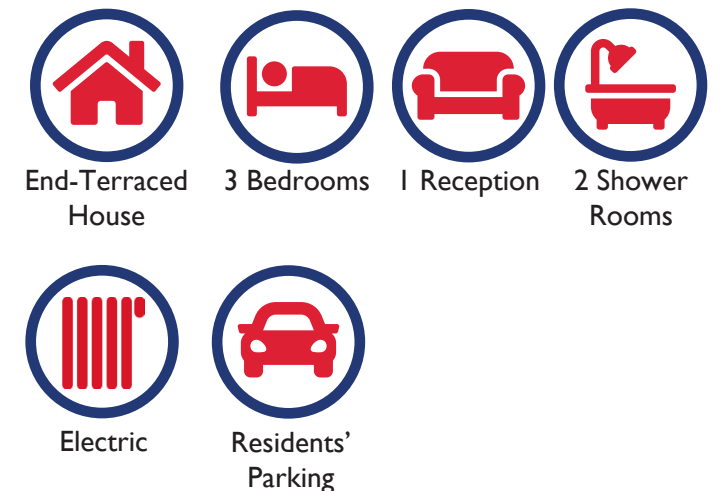
The Property Shop, 22 Bridge Street
 Wick

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 602222.

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.



Lounge

Property Description

This three bedroomed, end-terraced house is located in the popular town of Wick, and is fully double glazed, has electric heating and stunning views over the countryside and beyond. The property requires modernisation, but once complete will suit a variety of potential purchasers including first time buyers and young families, and viewing is recommended to appreciate the potential within. Spread over three floors, the ground floor consists of an entrance vestibule, an entrance hall, a kitchen and a dual aspect bright and spacious lounge with feature electric fire set on a tiled hearth within a wooden surround. The kitchen comprises wall and base mounted units with worktops, a 1 ½ stainless steel sink with mixer tap and drainer, plumbing for a washing machine and dishwasher and included in the sale is the integrated electric oven and hob with extractor fan over. The first floor accommodation has a landing (with a storage cupboard) two double bedrooms and a shower room. The principle bedroom benefits from two fitted cupboards and an en-suite shower room. The shower room is sleek and modern being fitted with a large shower cubical with mains shower, a WC, a wash hand basin and is fully tiled throughout. From the landing stairs rise to the third floor accommodation which is the loft room but could be utilised as a third bedroom.

Externally, there is parking to the front of the property and additional parking to the side elevation for visitors and guests. 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, Screwfix and Lidl. 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 a banking hub, a post office, and an airport.



Bedroom One



Bedroom Two



Kitchen

- Rooms & Dimensions**
- Entrance Vestibule
Approx 2.17m x 1.60m
 - Entrance Hall
 - Kitchen
Approx 4.81m x 2.82m
 - Lounge
Approx 5.09m x 5.47m
 - Landing
 - Bedroom One
Approx 4.31m x 3.91m
 - Bedroom One En-Suite Shower Room
Approx 2.83m x 1.26m
 - Bedroom Two
Approx 4.10m x 3.04m
 - Shower Room
Approx 2.26m x 1.93m
 - Bedroom Three/Loft Room
Approx 5.12m x 4.81m



Shower Room

