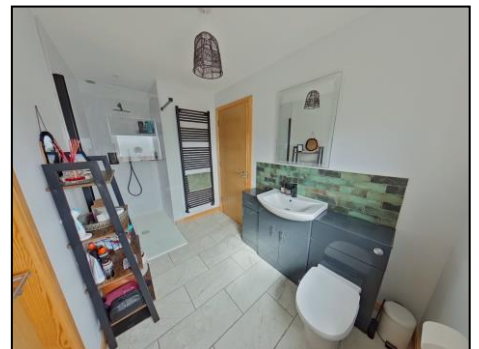




25 Doocot View Wick

**Offers Over
£190,000**



- 3 Bedrooms
- Walk in condition
- Large shed
- Semi-detached bungalow
- Secure rear garden
- Off road parking

This well presented, 3 bedroom semi-detached bungalow offers comfortable, modern living in a sought after area of Wick. Just 4 years old, the property features off street parking, a secure and low maintenance rear garden, and a large brick built shed—perfect for storage or as a workshop. Inside, the accommodation includes a welcoming porch, hall, spacious kitchen/diner, lounge, 3 bedrooms, and a Jack & Jill shower room.

The property benefits from double glazing, oil central heating and solar panels for improved energy efficiency. Conveniently located close to the town centre, residents can enjoy easy access to all the amenities expected of a thriving town, including shops, schools, and public transport.

Council tax band C and energy performance rating C. For a Home Report and the 360 tour please go to our website www.pollardproperty.co.uk

What3words: ///civil.bookcases.couple

**Porch 9' 2" x 5' 11" (2.8m x 1.8m)**

Step through a half glazed front door into a bright and welcoming porch. Tastefully decorated in neutral tones, it features a charming patterned tiled floor and a glass panelled internal door leading into the hall. A built in, country style bench with storage drawers adds both practicality and character, complemented by a panelled wall and overhead cupboards—perfect for keeping everyday essentials neatly tucked away.

Hall 11' 6" x 3' 7" (3.5m x 1.1m)

The L-shaped hall is neutrally decorated and has wood plank designed vinyl flooring. There are doors accessing the shower room, kitchen/diner, lounge, 3 bedrooms and a cupboard. A ceiling hatch opens into the loft space that is partially floored.

Kitchen/Diner 15' 1" x 13' 1" (4.6m x 4m)

A well-presented, contemporary kitchen/diner that has plenty of natural daylight from a window and half glazed external door opening out into the rear garden. Along 2 walls is a modern, fitted kitchen with wall and floor units that have a wooden worktop, Butler's sink and Metro tiled splashback. The kitchen units incorporate the following integrated appliances: electric tower oven and separate grill, dishwasher, 5 burner gas hob and overhead extractor fan. There is space for an American style fridge freezer and a table with seating for at least 4 people. A large built in cupboard has plumbing for a washing machine and tumble dryer.

Lounge 15' 9" x 13' 1" (4.8m x 4m)

This spacious, bright, and sunny lounge is tastefully decorated in neutral tones and finished with soft carpeting for a cosy feel. A large window overlooks the front of the property, flooding the room with natural light. A glass panelled door leads to the hallway, adding to the open, airy ambiance of the home.

Jack & Jill Shower Room 12' 2" x 5' 11" (3.7m x 1.8m)

An attractive and contemporary space featuring a tiled floor and neutral décor. A frosted window allows for natural light while maintaining privacy, and a ceiling-mounted extractor fan and heated towel rail provide added comfort. The room is fitted with a sleek grey gloss vanity unit with an inset white wash hand basin and matching toilet, complemented by a chic Metro tiled splashback. The walk-in shower cubicle is fitted with both a raindrop shower head and a handheld attachment and wet wall splashback. Doors access both the hallway and Bedroom 1.

Bedroom 1 16' 5" x 9' 6" (5m x 2.9m)

An inviting, spacious master bedroom which is carpeted and has doors leading into the hall and Jack and Jill shower room. It has a large window overlooking the front garden that floods the room with natural daylight and a built in double wardrobe with mirrored sliding doors.

Bedroom 2 10' 10" x 7' 10" (3.3m x 2.4m)

A neutrally decorated bedroom that has laminate flooring which is being currently used as a gym. It has a window overlooking the rear garden and a built in wardrobe.

Bedroom 3 8' 10" x 8' 2" (2.7m x 2.5m)

Currently utilised as a home office, this versatile room is another bright and sunny space within the property. Neutrally decorated and featuring durable click lock vinyl flooring, it offers a clean and modern finish. A rear facing window overlooks the secure garden, bringing in plenty of natural light.

Shed 15' 5" x 15' 5" (4.7m x 4.7m)

A block built garden shed with an external single door opening into the rear garden. It has an electricity supply and ideal for storage.

Garden

There is an open plan front garden with a large driveway, providing off-road parking for several vehicles. A side gate leads to the secure, low-maintenance rear garden—ideal for families or pet owners. The rear garden features a paved slope up to the kitchen/diner entrance, offering easy access, and is enclosed by a ranch style fence for added privacy and safety.



There are solar PV panels fitted to the roof. These assist in the production of hot water.

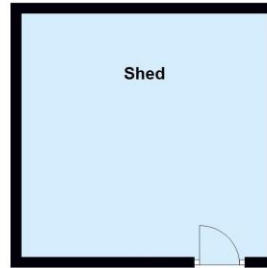
All carpets and blinds are included in the sale.

Please call Pollard Property on 01847 894141 to arrange a viewing.





Ground Floor



Asking Price in Scottish Legal Form to Pollard Property. **Viewing** by appointment through Pollard Property, call 01847 894141. **Entry** by arrangement. **For current tax bandings:** www.saa.gov.uk **Mortgage Information:** please phone us to discuss your requirements. **Valuation:** If you would like a **FREE**, no obligation valuation and market appraisal on your property please contact us on 01847 894141.

INTERESTED PARTIES SHOULD NOTE: Particulars have been prepared to give intending purchasers an overall view of the property. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any services, appliances, or facilities are in good working order. Purchasers must satisfy themselves on such matters before purchasing. It should not be taken that any contents/furnishings/furniture etc. photographed are included in the sale. It should not be taken that the property remains as displayed in the photographs. Areas, measurements or distances referred to are given for guidance only and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. Planning permissions or potential uses such information is given in good faith, purchasers should make their own enquiries into such matters. Descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Neither these particulars nor any communication by us on behalf of the vendor relative to the property shall form part of any contract unless it is incorporated within a self proving document signed by or on behalf of our client in terms of Section 3 of the Requirements of Writing (Scotland) Act 1995. No representation or warranty in relation to the property is given by us and no person in the employment of Pollard Property or anyone employed by them has any authority to make such representation or warranty. All offers will receive consideration but the sellers do not bind themselves to accept the highest or any offer. The sellers reserve the right to accept any offer at any time regardless of whether or not a closing date for offers has been fixed and without notifying any other interested party of their intention to do so.