



Mowat Place, Wick

Offers Over £215,000



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3 BEDS | 1 BATH | 1 RECEPTION

Property Information

Yvonne Fitzgerald is delighted to bring to the market this lovely three-bedroom detached bungalow, situated in a sought-after residential location in Wick.

The property is entered through a bright front vestibule into the spacious inner hallway, which provides access to all principal rooms and benefits from generous storage and loft access. The large lounge is a bright and comfortable room, with wooden glazed double doors leading into the sun room. With its triple aspect windows, the sun room is a lovely light-filled space overlooking the front garden.

The kitchen/diner is well proportioned and fitted with cream wall and base units, laminate worktops and tiled splashback. There is space for a freestanding cooker and fridge, together with ample room for dining. Glazed patio doors provide direct access to the rear garden. The adjoining utility room offers further practical space, with a stainless-steel sink, storage cupboard and space for a washing machine.

There are three good-sized bedrooms, with bedrooms one and three enjoying front-facing windows. Bedroom one benefits from two large built-in storage cupboards, while bedroom two has a large built-in wardrobe with sliding doors. The accommodation is completed by a well-appointed bathroom with a large walk-in electric shower, WC, wash hand basin and useful storage.

Externally, the front garden is mainly laid to lawn with mature shrubs and hedging, while the rear garden is partially laid to lawn and features a large patio seating area, mature planting, established trees and a timber storage shed. The property also benefits from an integral garage with an electric up-and-over door as well as solar panels.



Extra Information

Services

School Catchment Area is Noss Primary School / Wick High School

EPC

C

Council Tax Band

D

Tenure

Freehold

Viewing

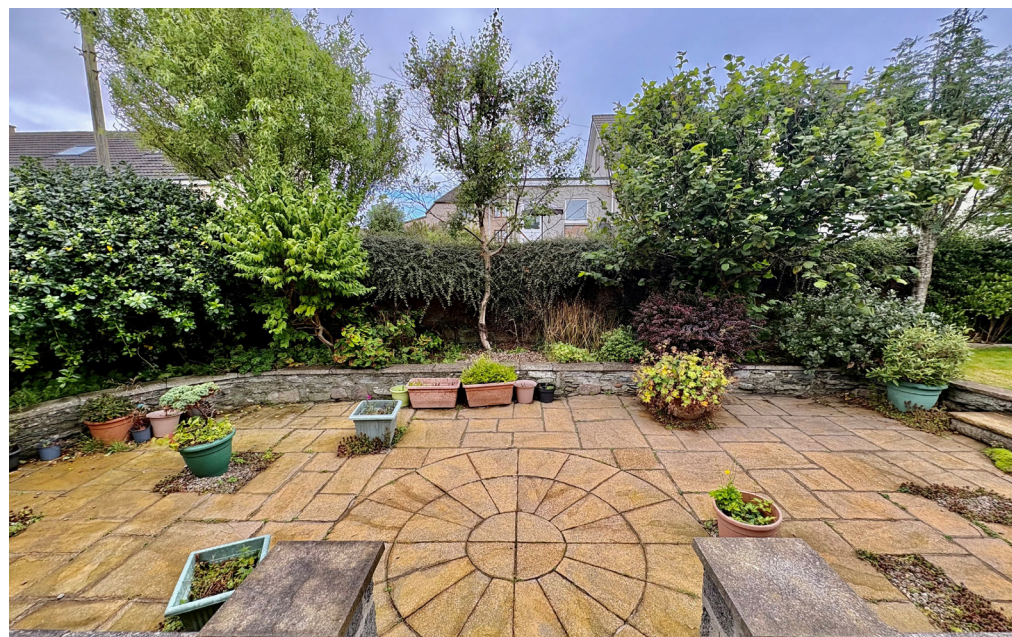
If you would like to view this property, please contact the office on 01847 890826

Extras

What3Words:///novelists.waddled.beast

Key Features

- **Lovely three-bedroom detached bungalow**
- **Sought-after residential location in Wick**
- **Spacious lounge with adjoining sun room**
- **Useful utility room**
- **Solar Panels**



Property Photos



Property Photos



Property Photos



Property Photos



Property Dimensions

Front Vestibule 1.93m x 1.25m

This bright area is accessed via a UPVC glazed panel door with glazed side panel. The walls have been papered and the floor laid to vinyl. There is a pendant light fitting and smoke alarm. A glazed panel door with glazed side panels leads to the inner hallway.

Lounge 5.47m x 3.59m

This large room has neutral painted walls and fitted carpet. There are two central heating radiators, a pendant light fitting, wall lights, smoke alarm and coving. Wooden glazed double doors lead to the sun room.

Kitchen/Diner 6.46m x 2.98m

Accessed through a glazed wooden door this well-proportioned room has cream wall and base units with laminate worktops and tiled splash back. There is a stainless-steel sink with drainer and mixer tap and space for a freestanding cooker and fridge. The walls have been papered and vinyl laid to the floor. There are ample power points, a pendant light fitting, a fluorescent light and a heat detector. Also in the kitchen are two central heating radiators a window which faces the rear elevation and glazed patio doors lead to the rear garden area.

Bedroom One 3.58m x 2.99m

This nice room has had the walls painted and a fitted carpet laid to the floor. There are two large built in storage cupboards with hanging and shelf space, a central heating radiator, a pendant light fitting and coving. A window faces the front elevation.

Inner Hallway 6.22m x 4.72m

This bright inner hallway has neutrally decorated walls and carpet. There is a large storage cupboard with hanging and shelf space, two pendant light fittings, smoke alarm, coving as well as two central heating radiators. Doors lead to the lounge, kitchen, bathroom, bedrooms and a hatch gives access to the loft void.

Sun Room 2.98m x 2.98m

This light filled room benefits from triple aspect windows with vertical blinds. The walls have been painted and the floor has wood effect laminate laid. There are ceiling downlights and a central heating radiator.

Utility Room 2.97m x 2.43m

This useful room has a stainless-steel sink set into a cream double unit. The walls have been painted and vinyl laid to the floor. Space is available for a washing machine and there is a large storage cupboard with shelf space. There are two central heating radiators, a fluorescent light fitting and smoke alarm. A window faces the rear elevation.

Bathroom 3.25m x 1.80m

This lovely room has a large walk-in electric shower with glass surround panels; accessibility handles and fold down seat. There is a white wall hung sink with mirrored storage cabinet above, a concealed cistern toilet, a wall hung ladder radiator and a built-in storage cupboard. The walls have been tiled to half height, the upper walls papered and herringbone vinyl laid to the floor. An obscure glass window faces the rear elevation.

Property Dimensions

Bedroom Two 3.34m x 3.00m

Another bright room with a window facing the rear elevation. The walls have been papered and carpet laid to the floor. The room also benefits from a large built-in wardrobe with sliding doors, a central heating radiator, pendant light fitting and coving.

Rear Vestibule 1.00m x 0.85m

The walls have been papered, vinyl laid to the floor and a pendant light fitting. A door leads into the rear garden.

Garden

The property benefits from well-established front and rear gardens, with the front garden mainly laid to lawn and complemented by mature shrubs and hedging. A pathway leads to the front door, while paths to either side of the property provide access to the rear garden.

The rear garden is partially laid to lawn and features a large patio seating area, providing a pleasant space for outdoor seating. The garden is further complemented by flowering plants, mature shrubs, hedging and established trees. A useful timber shed, measuring approximately 2.40m x 1.53m internally, provides additional outdoor storage.

Bedroom Three 4.17m x 3.00m

A good proportioned room with papered walls and carpeted floor. There is a built-in storage cupboard with hanging space, a pendant light fitting, a central heating radiator and coving. A window faces the front elevation.

Garage 5.45m x 3.04m

This useful garage benefits from an electric up and over door to the front elevation. This room also houses the central heating boiler and the electrics.

WICK

Property Location

The Royal Burgh of Wick is the most northerly town on the East Coast of Caithness and is on the very popular North Coast 500 (NC500) tourist route. The town offers multiple stores such as Tesco, Boots, Superdrug, Argos, and B&M, as well as banks and a post office. The house is within easy driving distance of all amenities, including the hospital and doctor's surgery. There are many leisure opportunities, including a popular golf course, squash club, and public swimming pool/gymnasium. The town also boasts an airport with links to Inverness and Aberdeen and has good rail and coach services, as well as being close to ferry terminals with frequent daily services to Orkney.



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