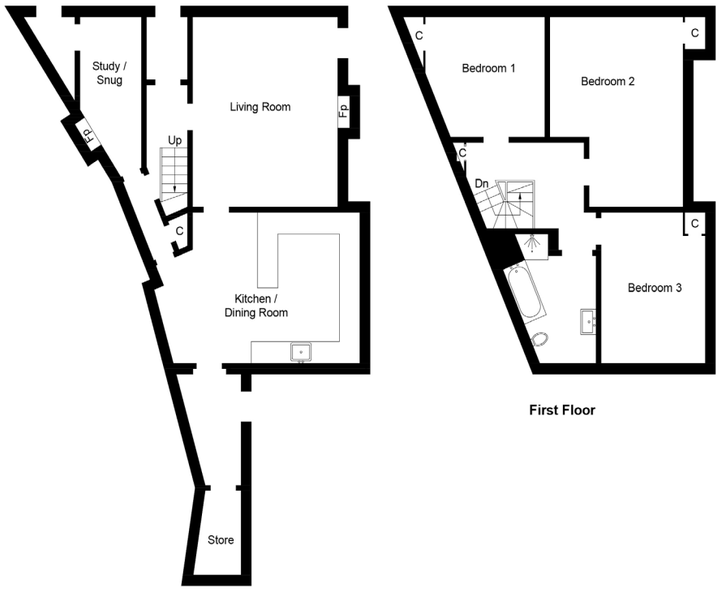


Ground Floor

First Floor

Services
Mains water, gas, electricity, and drainage.

Extras
All carpets, fitted floor coverings, curtains and garden shed.

Heating
Gas central heating.

Glazing
Mixed glazing throughout.

Council Tax Band
D

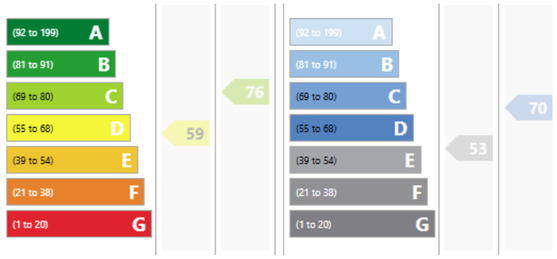
Viewing
Strictly by appointment via Munro & Noble Property Shop

Telephone 01955 602222

Entry
By mutual agreement.

Home Report
Home Report Valuation - £85,000

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



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.

MUNRO & NOBLE
SOLICITORS & ESTATE AGENTS

These particulars are believed to be correct but not guaranteed. They do not form part of a contract and a purchaser will not be entitled to resile on the grounds of an alleged mis-statement herein or in any advertisement.

MUNRO & NOBLE
SOLICITORS & ESTATE AGENTS



Linwood, 47 Breadalbane Terrace
Wick
KW1 5AG

This substantial family home is host to three double bedrooms, and benefits from gas central heating, an enclosed rear garden and a convenient location.

OFFERS OVER £85,000

The Property Shop, 22 Bridge Street
Wick
property@munronoble.com
01955 602 222
01955 603016

Property Overview

- Mid-Terraced House
- 3 Bedrooms
- 1 Reception
- Study
- 1 Bathroom
- Gas
- Garden
- On-Street Parking


Kitchen/Diner


Kitchen/Diner


Bedroom One


Bedroom Two



Property Description

Occupying a prime position in the town of Wick overlooking the neighbouring harbour, Linwood is a quaint, three bedroomed mid-terraced villa that will suit an array of purchasers, including growing families and is ideally located within walking distance of a number of excellent amenities. The property dates back to circa 1900 and retains much of its period charm and character including cornicing, deep skirting, high ceilings, fire places, and solid doors, whilst also having the advantage of gas central heating, mixed glazing, and an enclosed rear garden. Although the property requires a degree of modernisation, discerning buyers will appreciate the substantial residence on offer, and the potential its holds to be an impressive family home. Inside, the accommodation is spread over two floors, and you are welcomed inside via the entrance vestibule and storm door, which leads to the hallway with feature staircase. First up is the front facing lounge, which is a sizeable room offering a pleasant setting for all to enjoy along with a beautiful decorative ceiling and fireplace. From here, you enter the kitchen/diner which is fitted with an ample range of mounted cabinets, worktop space and a sink drainer with mixer tap. There is space for everyday white goods, a table and chairs for dining, and gives convenient access to the inner hall (with storage cupboard) rear porch and further a storage area. Completing the ground floor is a small study which has an open fire, and door to the front elevation. Upstairs, the gallery landing is bright and spacious, having a well positioned Velux window, and doors to a small cupboard and the loft. This floor space is dedicated to the sleeping accommodation, as well as the family bathroom which comprises a wash hand basin, WC, tiled shower cubicle, and bath with complimentary tiling. In total, there are three double bedrooms, two having built-in cupboards with shelving and views over the harbour.

Outside, the garden grounds lay to the rear elevation and are fully enclosed by walling, offering privacy. There is a small patio space, with a path leading to an area of lawn, which also houses a garden shed and numerous shrubs. On-street parking is available to the front elevation.

The Royal Burgh of Wick is the most northerly town on the East Coast of Caithness and is located on popular North Coast 500 (NC500) tourist route. The town offers multiple stores such as a Tesco Supermarket, Boots, Superdrug, Argos, and B&M, as well as banks and a post office. The property is within easy driving distance of all amenities, including a 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.







Rooms & Dimensions

Entrance Vestibule
Approx 1.85m x 1.56m

Entrance Hall

Lounge
Approx 3.84m x 5.30m

Kitchen/Diner
*Approx 5.34m x 4.11m**

Rear Porch
Approx 1.65m x 3.22m

Storage Area
Approx 1.48m x 2.38m

Inner Hall
Approx 3.71m x 2.03m

Study
Approx 3.71m x 2.03m

Landing

Bedroom Three
*Approx 4.13m x 3.19m**

Bedroom One
*Approx 5.31m x 5.83m**

Bedroom Two
Approx 4.19m x 3.33m

Bathroom
*Approx 2.43m x 3.81m**

*At widest point





Linwood, 47 Breadalbane Terrace, Wick, KW1 5AG