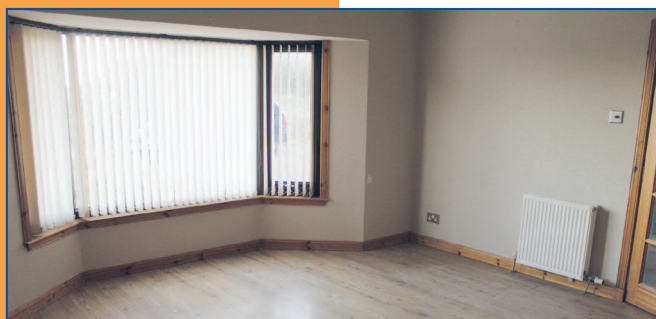




solicitors • estate agents

# Young Robertson & Co.



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## LEAN-DUBH, NEWTON HILL, WICK

A three bedroom detached bungalow in an idyllic country setting with panoramic country views. The property, which is in need of some renovation, benefits from uPVC double glazing and oil fired central heating. The accommodation comprises lounge, kitchen diner, three bedrooms (one with en-suite) and bathroom. The property is set in 0.6 of an acre of land which is laid to grass at the present with a large area of chipped offroad parking to the front. There is a large block built shed to the rear. Viewing is recommended to fully appreciate the tranquil location.

**OFFERS IN THE REGION OF £115,000**



### Vestibule

**1.73m x 1.18m 5'8" x 3'10"**

Upvc entry door with fully glazed panel to side. Laminate flooring.

### Hall

Fifteen pane glazed door with glazed side screen. Radiator. Laminate flooring. Hatch to floored attic space which is accessed by a pull down ladder.

### Lounge

**4.51m x 4.01m 14'9" x 13'2"**

Fifteen pane glazed double doors to lounge. Front facing bay window with views past the woodland across the countryside. Telephone and T.V. point. Double radiator and single radiator. Laminate flooring.

### Kitchen/Diner

**5.20m x 3.20m 17' x 10'6"**

Fitted worktop with one and a half bowl stainless steel sink with drainer with mixer tap. Two rear facing windows with panoramic views over the garden and across the open countryside. Radiator. Vinyl flooring. Spotlights to ceiling.

### Utility

**2.41m x 1.60m 7'10" x 5'3"**

Services for dishwasher, washing machine and tumble dryer below fitted worktop. Fitted larder unit containing electrics. Half glazed uPVC exit door. Large cupboard housing the hot water tank.

### Bedroom 2

**3m x 2.90m 9'10" x 9'6"**

Window facing to front. Fitted carpet. Radiator.

### Bathroom

**3.20m x 1.80m 10'6" x 5'10"**

Three piece suite comprising W.C., bath and hand basin. Half tiled walls. Laminate flooring. Radiator. Opaque rear facing window. Ceiling mounted fan.

### Bedroom 3

**4.22m x 3m 13'10" x 9'10" at widest**

Window facing to front. Fitted carpet. Radiator.

### Master Bedroom

**4.74m x 3.20m 15'6" x 10'6" at widest**

Master bedroom. Radiator. Integral wardrobe. Open archway to en-suite.

### En-suite

**3m x 1.19m 9'10" x 3'11"**

Three piece suite comprising W.C., basin and ceramic tiled shower unit. Opaque side facing window. Ceiling mounted fan.

### Garden

The property is set in 0.6 of an acre of land which is accessed via a hardcore driveway with off road parking for multiple vehicles. It is parallel to a quiet country road. Small garden shed approximately 6 x 4. Large block built shed with concrete floor to rear.

### General Information

The property is to be sold as seen and no warranties will be given for the electrics, plumbing and heating system. The carpets, curtains and blinds as fitted are included in the sale.

### Council Tax

The subjects are in band D. The Council Tax Band may be re-assessed by the Highland Council Board when the property is sold. This may result in the Band being altered.

### EPC

D

### Postcode

KW1 5SB

### Entry

By arrangement with our Wick office.

### Viewing

By appointment with our Wick office.

### Price

Offers in the Region of £115,000 should be submitted to our Wick office.

### Directions

From Wick take the Newton road, carry on through the crossroads turn right at the nature walk and it's the first property on your right.

### Location

Newton Hill is a rural farming community on the outskirts of Wick. Wick one of the two main towns of the district has supermarkets, professional, medical and educational facilities. From Wick there are regular bus and rail services south and from Wick airport, there are regular scheduled air services. Inverness is approximately 2 hours drive.



*Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.*

*The information set out here is provided for the convenience and guidance of interested parties. Whilst believed to be true and accurate no statement made here or any representation made by or on behalf of the seller is guaranteed to be correct. All measurements are approximate. Intending purchasers should verify the particulars on their visit to the property and note that the information given does not obviate the need for a full survey and all appropriate enquiries.*