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Young Robertson & Co.



BRAEMORE, NEWTON ROAD, WICK

A spacious three bedroom bungalow with integral garage situated on Newton Road with panoramic countryside views. Newly renovated, the accommodation comprises porch, lounge, newly fitted kitchen, utility room, dining room, three bedrooms, W.C. and newly fitted bathroom. The new kitchen and bathroom have never been used. A new oil fired heating system has been installed with a new combi boiler which has been located on the outer wall to the rear of the property and there is uPVC double glazing throughout. An open fire could be reinstated to the lounge. The windows are unusually low to take in as much of the countryside views as possible and they also serve to fill the rooms with natural daylight. This large family home sits slightly elevated with garden ground to the front, sides and rear which is laid mainly to grass with trees, shrubs, flowers, a good sized block built shed/workshop and a children's climbing frame with chute. There is chipped offroad parking to the front for multiple vehicles. Viewing is recommended to appreciate the size of this property, it's location and countryside views.

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OFFERS OVER £180,000

Vestibule **1.91m x 1.32m 6' 3" x 4' 3"**

Half glazed uPVC entrance door with half glazed panels to either side. Foot well with mat. Wood lined walls. Laminate flooring. Radiator. Fully glazed door to hallway.

Hallway

Shelved cupboard. Radiator.

Lounge **6.48m x 4.81m 21' 3" x 15' 9" at widest.**

Two large picture windows facing to front. Moveable fireplace with electric log effect fire. The chimney behind could be reopened to reinstate the open fire. Radiator. Fully glazed double doors into dining room. T.V. point. B.T. point.

Dining Room **5.14m x 4.35m 16' 10" x 14' 3"**

Windows the length of the room to side and rear. Step up through open archway to kitchen. Half glazed uPVC door to porch. Door to integral garage. Two radiators.

Porch **4.78m x 1.11m 15' 8" x 3' 8"**

Fully glazed uPVC door to rear with fully glazed panel to side. Windows along the length of the front and side fitted with a low sill. Fully wood lined wall. Ceramic tiled floor.

Kitchen **3.55m x 3.23m 11' 7" x 10' 7"**

Brand new fully fitted kitchen. Wall and base units with fitted worktop, breakfast bar and matching splashback. Fitted electric hob with stainless steel extractor fan above. Fitted electric oven. One and a half bowl stainless steel sink with drainer and mixer tap. Integral fridge/freezer. Wood lined ceiling with spotlights. Radiator. Open archway into dining room. Door to utility room.

Utility Room **2.03m x 1.71m 6' 8" x 5' 7"**

Window facing to rear. Services for washing machine. Electrics to wall. Coat hooks to wall. Hatch to attic space.

W.C. **1.34m x 1.28m 4' 5" x 4' 2"**

W.C. and handbasin with mixer tap. Fitted mirror to wall with light above and shaving point. Extractor fan to ceiling. Vinyl flooring.

Master Bedroom **5.39m x 3.66m 17, 8" x 12' 00"**

Two large deep windows facing to side. Two Radiators.

Bedroom 2 **2.39m x 2.27m 7' 10" x 7' 5"**

Large deep window facing to side. Radiator.

Bathroom **2.74m x 2.00m 9' 00" x 6' 6"**

Brand new four piece suite comprising corner shower fitted with mains shower, bath, W.C. and hand basin with shelved cupboard below and fitted mirror above with internal light. Fully tiled walls and bathroom boarding to ceiling. Opaque window facing to rear. Ceramic wood effect tiled floor. Extractor fan to wall. Heated towel rail.

Bedroom 3 **3.65m x 2.90m 12' 00" x 9' 6"**

Deep window facing to side. Radiator.

Integral Garage **4.92m x 4.87m 16' 1" x 15' 11"**

Fitted with electric up and over door. Concrete floor and painted brick walls. Window facing to the side. Hatch to the attic space above the garage. Fitted unit to wall. Fitted shelves to wall. Power and light.

Block built Shed/Workshop **5.38m x 3.64m 17' 8" x 11' 11"**

Block built with concrete floor and housing the oil tank. Pedestrian door and window to side.

Garden

There is garden ground to the front, sides and rear, laid mainly to grass with trees, shrubs, flowers, a children's climbing frame with chute and a block built garden shed. There is a stone paved patio area to the front of the porch which faces to the rear. An area of chipped offroad parking for multiple vehicles sits to the front.

General Information

The floor coverings and blinds as fitted are included in the sale. Home Report available from wick@youngrob.co.uk

Council Tax

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

EPC Rating

E

Postcode

KW1 5SA

Entry

By arrangement with our Wick office.

Viewing

By arrangement with our Wick office.

Price

Offers Over £180,000 should be submitted to our Wick office.

Office Hours

9.15am - 1pm, 2pm - 5pm Monday to Friday.

Location

Wick, one of the two main towns of the district has the County General Hospital, 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 two 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.