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Young Robertson & Co.



DUNVEGAN, NEWTON ROW, WICK

A beautiful four bedroom bungalow with double garage situated in the sought after area of Newton Row and giving open views across the countryside. Benefits from an oil fired central heating system, which is further enhanced by an open fire to the lounge and uPVC double glazing throughout. Accommodation comprises lounge/dining room, kitchen/diner, utility room, four bedrooms (one with ensuite) W.C. and family bathroom. There are many storage cupboards throughout as well as three bedrooms having built in wardrobes. The wrap around garden is laid to grass and there is tarred offroad parking to the front of the double garage for multiple vehicles. Viewing is recommended to appreciate the immaculate condition of this large family home, not to mention its location and views across the countryside.

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OFFERS OVER £180,000

Utility Room

2.73m x 1.92m 8' 11" x 6' 3"

Fully glazed uPVC entrance door. Wall and base units with fitted worktops. Services below worktop for washing machine. Space for an upright fridge/freezer. Tiled splashback to one side. Window facing to side. Fifteen pane door to kitchen/diner. Vinyl flooring.

Kitchen/Diner

3.19m x 2.78m 10' 5" x 9' 1"

Large picture window facing to the side. Wall and base units with fitted worktops and matching splashback. Stainless steel one and a half bowl sink with mixer. Fitted oven and fitted hob with cooker hood above. Radiator. Spotlights to ceiling. T.V. point. Vinyl flooring. Fifteen pane door to hallway.

Hallway

Four built in storage cupboards, two fitted with hanging and shelves, one fitted with shelves only and one with no shelving. Fully glazed uPVC door to rear garden with fully glazed panel to side giving natural daylight. Two radiators. Spotlights to ceiling. Carpeted.

Lounge/Dining room 7.04m x 5.76m 23' 1" x 18' 10" at widest.

Accessed by two separate doors from the hallway. Two windows facing to the side. Large window from floor to ceiling giving a full view of the garden and open countryside. Open fireplace with Caithness flagstone hearth and mantle. Wood lined ceiling to dining area. Two radiators. Carpeted.

Bathroom

2.75m x 1.95m 9' 00" x 6' 5" at widest.

Four piece suite comprising bath with tiled splashback, shower with shower boarding to walls and mains fitted shower, W.C. and hand basin with tiled splashback. Fan to ceiling. Spotlights to ceiling. Opaque glazed window facing to front. Radiator. Fitted shelves. Fitted towel rail. Carpeted.

W.C.

1.84m x 1.57m 6' 00" x 5' 2"

Opaque window facing to front. W.C. and handbasin with tiled splashback. Fitted towel rail. Fitted light above mirror. Radiator. Vinyl flooring.

Master Bedroom

4.13m x 3.29m 13' 6" x 10' 9"

Window facing to rear. Radiator. Carpeted. T.V. point. Door to ensuite.

Ensuite

1.91m x 1.20m 6' 3" x 3' 11"

Three piece suite comprising shower with shower boarding to walls and Mira electric shower, W.C. and handbasin with mixer tap and cupboards below. Fan to ceiling. Vinyl flooring.

Bedroom 2

2.65m x 2.38m 8' 8" x 7' 9"

Window facing to front. Built in wardrobe with hanging and shelf. Radiator. T.V. point. Carpeted.

Bedroom 3

2.87m x 2.74m 9' 5" x 9' 00"

Window facing to front. Built in wardrobe with hanging and shelf. Radiator. T.V. point. Carpeted.

Bedroom 4

3.83m x 2.74m 12' 6" x 9' 00"

Window facing to rear. Built in wardrobe with hanging and shelf. Radiator. Carpeted.

Double Garage

8.98m x 4.59m 29' 5" x 15' 00"

Entered through a tarmac driveway. Housing the heating boiler and electrics. Up and over door. Pedestrian door and window facing to rear. Strip light to ceiling. Power and light. Water tap.

Garden

Wrap around garden laid to grass with tarred offroad parking to the front for multiple vehicles.

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

D

Postcode

KW1 5SB

Entry

By arrangement with our Wick office.

Viewing

By arrangement with our Wick office.

Price

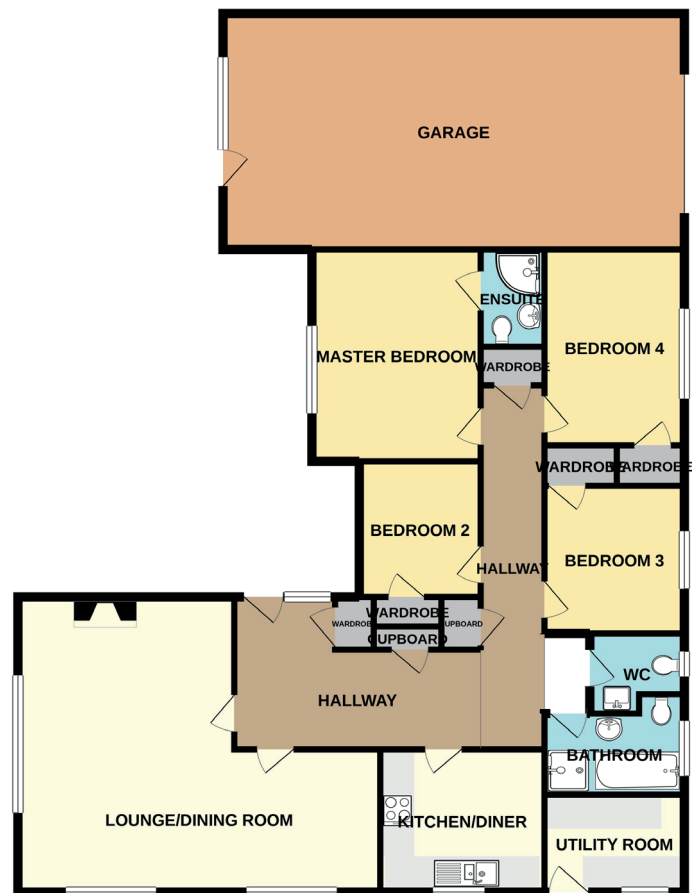
Offers Over £180,000 should be submitted to our Wick office.

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.