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Young Robertson & Co.



AVONASHIR, THE SHORE, WICK

An opportunity to purchase a beautiful three bedroom bungalow with integral garage which is situated on the shore looking out over the harbour and to the open sea beyond. Extensive renovation has been done which has opened the home up giving the property an open plan feel with modern finishes. The uniquely designed kitchen has the units recessed into the wall with a large centre island which has the induction hob, dishwasher and sink fitted into it giving the room a spacious and airy feel with the two windows facing onto the harbour giving focus to the incredible view. The utility hall and garage have yet to be decorated and could be reconfigured by the new owner. Benefits from an oil central heating system which is further enhanced by a wood burning stove to the lounge which has been recessed into the feature wall giving a very neat finish. There is uPVC double glazing throughout. Accommodation comprises porch, open hall, lounge, kitchen/diner, utility hall, shower room, boiler room, rear hallway, bathroom, three bedrooms (one with ensuite and walk-in wardrobe) and integral garage. There is an area of lawn to the front with trees and shrubs and a small area of garden to the rear laid mainly to grass with a greenhouse. There is also an elevated area to the rear of the property which could be landscaped to provide a relaxing and private space to enjoy the views. There is off-road parking to the front for multiple vehicles.

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Porch **2.10m x 1.66m 6' 10" x 5' 5"**

Upvc frosted glazed entrance door with windows to two sides. Laminate flooring with door mat sunk into footwell. Opaque glazed door to hall with opaque glazed panel to side giving lots of natural daylight.

Hall

Open archway to kitchen/diner. Double doors to lounge. Door to rear hallway with glazed panels to either side. Inset display alcove to wall with spotlight above. Laminate flooring. Spotlights to ceiling. B.T. point.

Lounge **5.48m x 5.40m 18' 00" x 17' 8"**

Large picture window to the front and window facing to side. Wood burning stove inset into the recess of the feature wall with a small display area beneath. Two radiators. Laminate flooring. B.T.point. T.V. point.

Kitchen/Diner **5.50m x 3.66m 18' 00" x 12' 00"**

Newly fitted kitchen with units recessed into the wall with integrated Zanussi appliances including electric oven, fridge/freezer, grill/microwave and heated drawer. Central island with fitted induction hob and stainless steel sink with drainer and mixer tap. There are cupboards and drawers below and a fitted wine rack with an overhang of worktop to one end providing a breakfast bar. Integral dishwasher and integral recycling bins. Storage cupboard. Two windows facing to front. Radiator. Spotlights to ceiling. Door to utility hall.

Utility Hall

Cupboard housing electrics. Half opaque glazed door to rear garden. Belfast sink with cupboards below. Open archway to lobby. Doors to vestibule and integral garage.

Utility Lobby

Washing machine. Doors to boiler room and shower room.

Boiler Room **1.67m x 1.38m 5' 5" x 4' 6"**

Heating boiler and high pressure water tank.

Shower Room **2.25m x 0.77m 7' 4" x 2' 6"**

Sliding entrance door. Opaque window facing to rear. W.C. and handbasin. Mains fitted shower with tiled walls to cubicle. Vinyl flooring.

Vestibule **1.49m x 1.30m 4' 10" x 4' 3"**

Half opaque glazed entrance door. Ceramic tiled floor. Half opaque glazed door to utility hall.

Rear Hallway

Three storage cupboards, two shelved and one with hanging and shelf. Spotlights to ceiling fitted with natural daylight bulbs. Laminate flooring. Hatch to partially floored attic space with light which is accessed by Ramsay ladder.

Master Bedroom **4.06m x 3.56m 13' 3" x 11' 8"**

Window facing to rear. Laminate flooring. T.V. point. Doors to ensuite and walk-in wardrobe.

Ensuite **2.11m x 1.20m 6' 11" x 3' 11"**

Three piece suite comprising large shower enclosure fitted with mains shower and tiled walls, W.C. and handbasin with cupboards below. Heated towel rail to wall. Tiled floor.

Walk-in Wardrobe **1.22m x 1.71m 5' 7" x 4' 00"**

Laminate flooring.

Bedroom 2 **3.47m x 2.56m 11' 4" x 8' 4"**

Window facing to rear. Radiator. Laminate flooring.

Bathroom **2.55m x 2.47m 8' 4" x 8' 1"**

Three piece suite comprising bath with mains shower fitted above, W.C. and handbasin with waterfall mixer tap fitted into a unit with cupboards below. Opaque window facing to rear. Heated towel rail to wall. Non-mist mirror with light fitted to wall. Tiled floor.

Bedroom 3 **3.56m x 3.37m 11' 8" x 11' 00"**

Window facing to rear. Fitted wardrobes. Laminate flooring. Radiator.

Integral Garage **6.58m x 4.48m 21' 7" x 14' 8"**

Up and over electric door. Power and light. Concrete floor. Opaque window facing to side. Shelves fitted to wall. Sliding door to utility hall.

Garden

Lawned garden to the side with trees and shrubs. Garden to rear laid to grass with trees, shrubs and greenhouse. Elevated ground to the rear and side of the property. 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 C. 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 4JW

Entry

By arrangement with our Wick office.

Viewing

By arrangement with our Wick office.

Price

Offers Over £175,000 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.