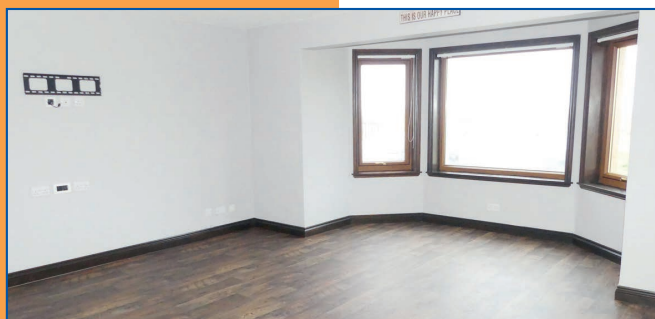




solicitors • estate agents

# Young Robertson & Co.



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## 2 BLACKHILL, KILLIMSTER, WICK

This spacious three bedroom detached bungalow with integral garage enjoys open countryside views and is only a short drive from Wick. Benefitting from uPVC double glazing and oil central heating the property is in need of some cosmetic upgrading. Offering excellent storage accommodation comprises entrance vestibule, hallway and large living room with attractive bay window. The generous kitchen diner boasts patio doors that lead out to the garden, and a contemporary fitted kitchen with cream gloss base and eye level units. This leads onto the utility room which offers access to the garage and garden. There are three double bedrooms all with fitted wardrobes with the master featuring an en-suite with mains walk in shower, and the family bathroom which has a four-piece fitted bathroom suite. Outside is a fully enclosed garden to the rear which is laid to grass, and open plan garden with large hardcore drive offering parking for several cars.

**OFFERS OVER £205,000**

### **Vestibule** **1.86m x 1.86m 6'1" x 6'1"**

UPVC glazed door with side panel. Wood effect vinyl flooring. Radiator. Double doors to cloak cupboard with hanging rail and shelf. Partially glazed door and glazed panel to hall.

### **Hall**

L-shaped hallway with two storage cupboards both of which have fitted hanging rails and shelves. Spotlights. Two radiators.

### **Living Room** **6.02m x 4.97m 19'9" x 16'4" max**

Bay window to front. Wood effect vinyl flooring. Radiator. Sky, TV and telephone point.

### **Kitchen/Diner** **7.73m x 3.20m 25'4" x 10'6"**

Contemporary fitted kitchen with cream gloss fitted eye and base level units with worktops. Space for cooker with Neff stainless steel fitted extractor. 1.5 stainless steel sink with mixer tap and drainer. Spotlights. Space for dishwasher and fridge. Two radiators. Double sliding patio doors to rear. Window to rear. 2 x TV points.

### **Utility Room** **4.05m x 1.76m 13'3" x 5'9"**

Fitted work top space with double unit below. Space for washing machine and dryer. Window to rear. Radiator. Extractor. Doors to the rear garden and garage.

### **Master Bedroom** **3.98m x 3.20m 13' x 10'6"**

Window to rear. Radiator. Two sets of double mirrored doors to integral fitted wardrobes with fitted shelf and hanging rails. Door to the ensuite.

### **Ensuite** **2.37m x 1.21m 7'9" x 3'11"**

Shower enclosure with sliding door, wet wall and thermostatic shower bar. WC with push top flush. Wash hand basin with tiled splash back. Wood effect vinyl flooring. Towel radiator. Extractor. Window to side.

### **Bedroom 2** **3.68m x 3.13m 12'1" x 10'3"**

Window to front. Carpet. Radiator. Double sliding mirrored door to integral fitted wardrobe with fitted shelf and hanging rail.

### **Bedroom 3** **3.14m x 2.64m 10'3" x 8'8"**

Window to front. Carpet. Radiator. Double sliding mirrored door to integral fitted wardrobe with fitted shelf and hanging rail.

### **Bathroom** **3.20m x 2.22m 10'6" x 7'3" max**

Bath and wash hand basin with splash back tiling. WC with push top flush. Shower enclosure with wet wall and electric shower. Mirrored bathroom cabinet to wall. Shaver point. Radiator. Vinyl flooring. Window to rear. UPVC lined ceiling with spotlights and extractor.

### **Garage** **5.83m x 3.98m 19'1" x 13'**

Integral garage with window to side and roller shutter door. Electrics to wall. Hatch access to the loft.

### **Garden**

Fully enclosed rear garden laid to grass and bounded with timber post and wire fencing. Outside lighting and tap. The front garden is open plan in design and laid to grass. A wide hardcore driveway leads up to the garage and offers parking for several cars.

### **General Information**

The floor coverings, curtains and blinds as fitted are included in the sale. Home Report available from [property@youngrob.co.uk](mailto:property@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**

C

### **Postcode**

KW1 4RX

### **Entry**

By arrangement.

### **Viewing**

By arrangement with our Thurso Office.

### **Price**

Offers over £205,000 should be submitted to our Thurso Office.

### **Office Hours**

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

### **Location**

The property is set on the B876 Wick to Castletown Road. A rural farming community approximately five miles from 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 2.5 hours drive. The Killimster Moss is a Site of Special Scientific Interest (SSSI): The Killimster moss which is located within the surrounding area of the property is deemed a site of rare vegetation and wildlife, containing species of birds which only live within said areas. More info can be obtained on the SSSI website.

### **What3words**

[what3words.com/readjust.luggage.stems](https://what3words.com/readjust.luggage.stems)

### **Latitude**

58.503360

### **Longitude**

-3.189861



*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.*