



Highland Law Practice

Residential Property

**Wyvis, 2 Newton Avenue, Wick,
Caithness**

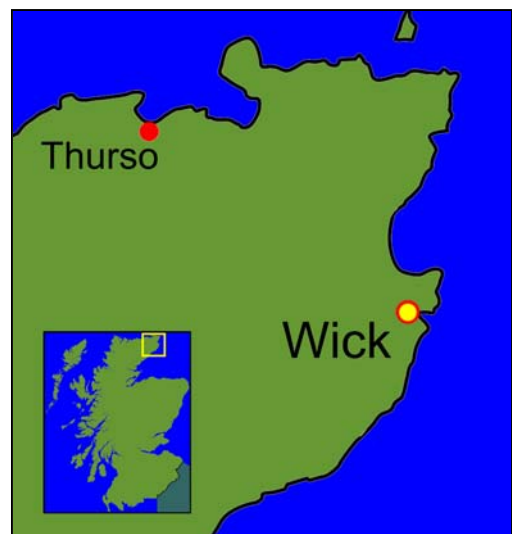


The Property

3 bedroom bungalow in a sought after Residential area of the town. The property benefits from double glazing and gas central heating. Garden to front and rear, Garage with electric door.

The Area

Wick is the most northerly harbour town on the east coast of Britain, and the County town of Caithness. The town offers the usual multiple stores, ample free parking adjacent to the main High Street, and a small pedestrianised shopping area, which predominately comprises Nineteenth Century buildings. Nursery, primary, secondary and college education can be obtained within the town.



Living Room – 7.3m x 3.3m. Spacious, with tiled fireplace. One large radiator, one small heater, one double power point, three single power points. Telephone and television points.



Kitchen/Family Room– 6.1m x 3.0m. Ample fitted cupboards. Electric cooker, plastic sink and cooker switch. One large radiator, one small radiator, six double power points and one single power point. Open plan Family Room with access to garden.



Bedroom 1 – 3.1m x 2.8m. Built in cupboard. One small radiator, two single power points



Bedroom 2 – 3.2m x 2.9m. Built in cupboard. One small radiator, three single sockets.

Bedroom 3 – 2.9m x 2.8m. One small radiator and two single power points



Bathroom – 2.8 x 1.8m. White ceramic suite, power shower and Tongue in groove ceiling.

Garage – 3.5 x 6.1. Electricity throughout with powered garage door.

Postcode – KW1 5LJ

Council Tax – Band C

Price – Offers over £125,000 to be lodged with the selling agents, Highland Law Practice.

Viewing – By appointment via Highland Law Practice

Home Information Pack available

Prospective purchasers should note:

- All descriptions are subjective, and prospective purchasers will require to satisfy themselves of any element they consider essential.
- Measurements are taken with an electronic measure, and are intended to give an indication of room sizes only. Prospective purchasers shall be required to take their own measurements if these are considered an essential feature.
- These particulars do not form any part of an offer to sell, and shall only form part of any contract if specifically incorporated therein. The owners reserve the right not to sell or to sell to anyone at any price without giving warning to other interested parties.
- No warranty is given (a) that any item included in any photograph is included in the sale; (b) that any proposed use has or will have any necessary permissions.

Highland Law Practice

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