



## **Residential Property**

Georgesons  
Estate Agents

# **Banchoire 14 Newton Avenue, Wick**



### **The Property**

This attractive detached Three bedroom 1½ storey bungalow is conveniently located in a quiet cul de sac in a highly desirable area and within walking distance of the town centre, hospital, secondary and primary schools. This spacious family accommodation comprises lounge, kitchen, Dining room bathroom, Three bedrooms and south facing sun porch. The property benefits from oil central heating and UPVC double glazing throughout. The pleasant garden is mainly laid to grass with a tarred driveway leading to an attached garage with power, light and water. This property would make a beautiful family home and offers ample opportunities for alteration or extension.

### **The Area**

Wick is the most northerly town on the East Coast of Scotland and on the very popular North Coast 500 tourist route. It is a Royal Burgh and County town with the Council offices and the Sheriff Court, offering shoppers multiple stores such as Boots, Co-op, Lidl, Tesco, Superdrug and Argos, together with major banks. Primary and secondary education is fully provided. Sporting facilities include a fine links golf course, squash club and public swimming pool/gymnasium. Wick has an Airport with direct flights to Aberdeen and Edinburgh and a railway and bus link to Inverness and further south. Wick is also close to the ferry terminals leading on to Orkney Islands.





Wooden glazed door to –

**Vestibule** – 0.91m x 1.61m. Tiled floor with mat well. Wooden glazed door to –

**Hall** – Accessing lounge, kitchen/diner, bedroom 1, dining room, shower room, stairs to first floor landing. One single power point. Telephone connection point. Smoke detector. Storage cupboard. Radiator.



**Lounge** – 3.68m x 6.66m. Double aspect. Two double power points. One single power point. Telephone connection point. Two radiators. Serving hatch to kitchen.

**Kitchen/Diner** - 4.82m x 2.41m. Three double power points. Wall and base units with stainless steel sink and drainer. Plumbed for washing machine. Extractor fan. Radiator. Storage cupboard. Door to –

**Porch** – 2.27m x 1.55m. One double power point. Half glazed door to rear garden.



**bedroom 1** – 3.25m x 3.55m. One double power point. One single power point. Radiator. Storage cupboard.



**Dining Room** – 3.23m x 2.96m. Two single power points. Radiator. Alcove with storage cupboard below.



**Shower Room** – 1.92m x 2.46m. Suite consisting WC, wash hand basin storage unit, corner shower enclosure with electric shower. Shower area wet walled. Radiator. Shaving point.



**Wooden Open Staircase To First Floor Landing** – Accessing bedrooms 2,3. One single power point. Smoke detector. Storage cupboard with eaves access.

**Bedroom 2** – 3.17m x 3.24m. Two single power points. Radiator. Built in dressing table. Two storage cupboards.



**Garden** – Fully enclosed surrounding garden, pebbled to the front and laid to lawn to the sides and rear. Trees, shrubs and flower borders. Clothes drying facilities. Oil central heating storage tank. Off road parking.



**Bedroom 3** – 3.25m x 3.76m. Two single power points. Television aerial outlet. Radiator. Two storage cupboards.



**Attached Garage** – 5.50m x 2.91m. Power and lights. Up and over vehicular door. Oil central heating boiler.

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**Postcode** – KW1 5LJ

**Council Tax** – Band D EPC – E41

**Price** – Offers around **£160,000** to be lodged with the selling agents, Georgesons.

**Viewing** – By appointment via Georgesons

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**Prospective purchasers should note:**

- 1 These particulars are subjective for descriptive purposes only and are not an offer to sell, representation or warranty. Potential purchasers must satisfy themselves by their own enquiries:
  - (a) that any measurements given are accurate;
  - (b) that any use envisaged has all necessary permissions;
- 2 These particulars do not form any part of a contract of sale unless incorporated within a self proving signed document under the Requirements of Writing (Scotland) Act 1985.
- 3 The owners reserve the right not to sell or to sell to anyone at any price without giving warning to other interested parties.

**Georgesons Estate Agency Ltd**

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