



# LOWER DUNBAR STREET

Offers Over £105,000



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2 BEDS | 1 BATH | 1 RECEPTION

## Property Information

This lovely spacious two-bedroom ground floor flat benefits from having a garage with it. Decorated with modern decor throughout, this lovely flat is in walk-in condition. There is a vestibule to the front which leads into the very large lounge, this room flows into a hallway which gives access to all the other rooms. There is a lovely spacious kitchen/diner which has fitted wall and base units and includes a washing machine and free standing fridge/freezer, there are two large double bedrooms which are lovely and bright and a lovely modern bathroom which is also spacious and has a P-shaped bath with a shower fitted above. A large walk-in cupboard in the hallway completes the accommodation and it also houses the combi-boiler which has nine years of warranty left on it. Outside and just a few steps along the street is the garage which is fitted with an up-and-over door, power, light and water. Viewing is recommended of this lovely ground-floor flat.



# Extra Information

The Council Tax Band is B

The School Catchment Area is Newton Park Primary School /  
Wick High School

The central heating is gas

## Key Features

- GROUND FLOOR FLAT WITH GARAGE
- SPACIOUS THROUGHOUT
- TWO BEDROOMS
- MAINS GAS C.H.
- MODERN DECOR
- WALK-IN CONDITION
- GARAGE TO SIDE
- EPC C





# Property Photos





# Property Photos



# Property Dimensions

## **Vestibule 1.83m x 1.70m at widest**

There is a partial glazed UPVC entrance door with a glazed panel above. The walls have been half wood-lined and there is a cupboard which houses the electrics. There is a feature arch to this room and the flooring is laid to coir matting. There are coat hooks to the wall. A fifteen-pane door leads into the lounge.

## **Lounge 5.10m x 6.44m at widest**

This beautiful large lounge is L-shaped and there is a window with a deep sill facing to the front. The flooring is laid to newly laid laminate and there is a radiator to the wall. A small cupboard under the window sill houses the gas meter. There are five wall lights to the walls in this large room as well as two lights to the ceiling. A partial glazed door leads into the hallway.

## **Hallway**

The hallway has a deep walk-in cupboard which houses the combi-boiler which has 9 years of warrant left. There are two radiators to the wall and the flooring is laid to newly fitted light grey carpet.

## **Kitchen / Diner 4.42m x 3.33m**

There are fitted base units with fitted worktops and tiled splashback. There is a stainless-steel sink with drainer. There is a washing machine below the worktop and also there is a free-standing fridge/freezer, there is also a free-standing electric cooker. There is a radiator to the wall and the flooring is laid to laminate. A window faces to the rear and there is ample room in this large room for a dining table and chairs.

## **Master Bedroom 3.83m x 3.43m**

This beautiful bright room has a window facing to the side, there is a radiator to the wall and the flooring is laid to carpeting. There is a deep alcove in this room.

## **Bathroom 2.51m x 2.34m**

This beautiful large modern bathroom has a square P-shaped bath with a screen, wet wall and Mira electric shower above, W.C. and a handbasin. There is a long opaque window facing to the rear which brings in lots of natural daylight. There is a radiator to the wall and the flooring is laid to vinyl.

## **Bedroom 2 4.42m x 2.39m**

This large double bedroom has a window with a deep sill facing to the rear. There is a radiator to the wall and the flooring is laid to carpeting.

## **Garage 5.60m x 2.57m**

There is a garage which is fitted with an up and over door. The flooring is laid to partial flagstone and partial concrete. There is fitted power, light and water.



## WICK

### Property Location

The Royal Burgh of Wick is the most northerly town on the East Coast of Caithness and is on the very popular North Coast 500 (NC500) tourist route. The town offers multiple stores such as Tesco, Boots, Superdrug, Argos and B&M as well as banks and a post office. The house is within easy driving distance of all amenities, including the Hospital and Doctors Surgery. There are many leisure opportunities including a popular golf course, squash club and public swimming pool/gymnasium. The town also boasts an Airport with links to Aberdeen and Edinburgh and has good rail and coach services, as well as being close to ferry terminals with frequent daily services to Orkney.



# Property Layout

## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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