

**9  
Murray Avenue  
Wick**

**Offers Over  
£240,000**



- 3 Bedrooms
- Detached bungalow
- Garage
- Walk in condition
- Large garden
- Ashley Ann kitchen

A 3 bedroom, detached bungalow with attached garage and a large wraparound garden. This property is in excellent decorative condition and situated in a quiet street with elevated sea views. Close to Wick town centre, primary/high schools, library, leisure centre, seafront, etc.

The property's layout is: vestibule, hall, lounge, kitchen/diner, utility room, bathroom, 3 bedrooms with one having a shower en-suite.

This walk-in property has oil central heating and is double glazed throughout. Council tax band D and energy performance rating D. A Home Report and virtual tour can be found on our website: [pollardproperty.co.uk](http://pollardproperty.co.uk)

What3words: ///fact.puddings.maggie

**Vestibule** **4' 11" x 3' 3" (1.5m x 1m)**

There are 3 steps up to a covered open porch. The modern front door has 4 windows and a window panel beside it. This opens into a neutrally decorated vestibule with a vinyl floor. It has an internal door with 2 glass panels and an adjacent window leading into the hall.

**Hall** **14' 9" x 5' 3" (4.5m x 1.6m)**

The L-shaped hall is neutrally decorated and has laminate flooring. There are doors opening into the lounge, kitchen/diner, bathroom, 3 bedrooms and 2 built in cupboards. A ceiling hatch opens into the loft space.

**Lounge** **17' 5" x 12' 6" (5.3m x 3.8m)**

A spacious lounge that is carpeted and neutrally decorated. Along one wall is a built in Ashley Ann unit with an attractive stone feature wall. The unit has integrated lighting, 2 recessed alcoves, TV stand with cupboards and drawers beneath. A large window overlooks the front garden and floods the room with natural daylight.

**Kitchen/Diner** **17' 5" x 14' 9" (5.3m x 4.5m)**

A large, contemporary kitchen which has dual aspect with windows overlooking the side and rear of the property. It is neutrally decorated with vinyl flooring and has doors opening into the utility room and hall. The Ashley Ann kitchen has cream doors and dark grained wood style worktops and splashback with matching 4 seater breakfast bar. The integrated Neff appliances are: electric tower oven, microwave, electric 4 burner induction hob, chimney extractor hood, undercounter fridge and dishwasher.

**Utility room** **8' 10" x 4' 11" (2.7m x 1.5m)**

This useful room has the same stylish worktop, flooring and decoration as the kitchen/diner. There is space for an undercounter freezer and plumbing for a washing machine and tumble dryer. A window overlooks the rear garden and a fully glazed external door opens out to the side of the property.

**Bathroom** **8' 10" x 4' 11" (2.7m x 1.5m)**

A contemporary bathroom with a tiled floor, neutral decoration and a frosted window. There is a white bath, toilet and wash hand basin which is inset a modern vanity unit and below a demister wall mirror. The bath has a mains shower with rain and hand held showerheads. A heated towel rail and ceiling extractor fan complete the room.

**Bedroom 1** **13' 5" x 8' 10" (4.1m x 2.7m)**

A carpeted double bedroom with a large window overlooking the rear garden. The room is neutrally decorated and has a built in double bedroom with mirrored sliding doors. A door accesses the en-suite shower room.

**En-suite** **6' 3" x 6' 3" (1.9m x 1.9m)**

The contemporary en-suite is well proportioned and has a frosted window that provides light and ventilation to the room. There is a shower cubicle with wet wall and a mains shower with rainfall/handheld showerheads. The white toilet and wash hand basin are inset dark wood grain units and above the basin is a mirrored wall cabinet. To complete the room are a tiled floor and modern heated towel rail.

**Bedroom 2** **11' 10" x 10' 2" (3.6m x 3.1m)**

A carpeted double bedroom with neutral decoration and a large window that bathes the room with natural light. There is a built in double wardrobe with mirrored sliding doors.

**Bedroom 3** **9' 2" x 8' 10" (2.8m x 2.7m)**

A well proportioned single bedroom that has neutral decoration and fitted carpet. It has the same outlook at bedroom 2 and is a bright, welcoming room. There is a built in double wardrobe with mirrored sliding doors.

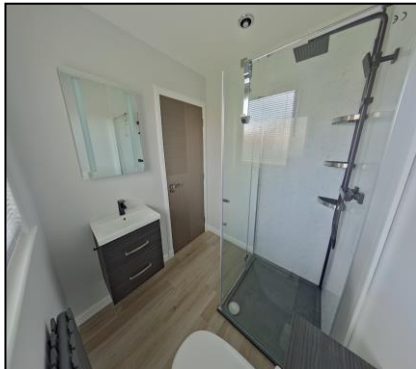
**Garage** **23' 11" x 9' 10" (7.3m x 3m)**

An attached garage with an electric sectional garage door and a single rear door.

### Garden

The property has a large wraparound garden with a wall and fence boundary. The front garden has 2 gravel driveways allowing parking for at least 4 cars. The rear garden is laid to lawn with a paved path to a drying area.

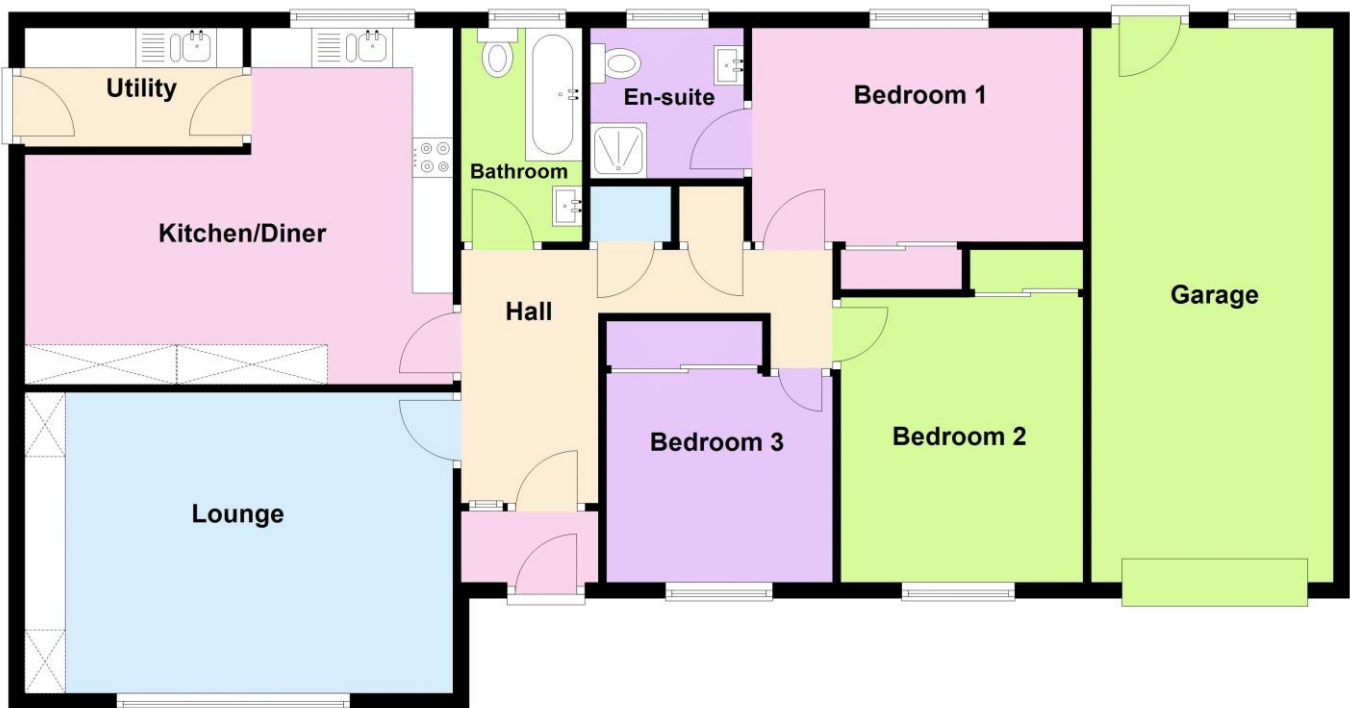
Please call Pollard Property on 01847 894141 to arrange a viewing.





### Ground Floor

Approx. 121.9 sq. metres (1312.1 sq. feet)



Total area: approx. 121.9 sq. metres (1312.1 sq. feet)

**Asking Price** in Scottish Legal Form to Pollard Property. **Viewing** by appointment through Pollard Property, call 01847 894141. **Entry** by arrangement. **For current tax bandings:** [www.saa.gov.uk](http://www.saa.gov.uk) **Mortgage Information:** please phone us to discuss your requirements. **Valuation:** If you would like a **FREE**, no obligation valuation and market appraisal on your property please contact us on 01847 894141.

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