

**15  
Anne's Crescent  
Wick**

**Offers over  
£175,000**



- 3 Bedrooms
- Semi-detached bungalow
- Thermal solar panels
- Garden pod
- Walk in condition
- Off road parking

A modern semi-detached, 3 bedroom bungalow in the new Wick development. This delightful property is only 4 years old and has cost saving thermal solar panels that will help reduce hot water bills. It is in excellent walk in condition and is decorated in a neutral contemporary style. A secure rear garden, garden pod and off road parking complement the property.

The location of the property is ideal for exploring the countryside. Nearby is the John o'Groats Trail that is a 147 mile coastal walk route starting at John o'Groats down to Inverness taking in the scenic ruins of Old Wick Castle, sea stacks, etc. Also, Wick is along the famous North Coast 500 route which runs as a loop around the Highlands coastline starting at Inverness.

The property layout comprises of a vestibule, hall, lounge, kitchen/diner, family bathroom and 3 bedrooms with one having an en-suite.

Oil central heating and double glazing throughout. Council tax band C and energy performance rating C. Access a Home Report and virtual tour through the Pollard Property website, [www.pollardproperty.co.uk](http://www.pollardproperty.co.uk) What3words: //wisely.markets.workroom

**Vestibule 5' 7" x 5' 3" (1.7m x 1.6m)**

Enter via the side of the property through a half glazed front door. This opens into a spacious vestibule that is neutrally decorated, has a vinyl floor and a glazed internal door to the hallway.

**Hall 18' 1" x 3' 3" (5.5m x 1m)**

The bright and neutrally decorated hallway has doors leading to the lounge, kitchen/diner, 3 bedrooms, bathroom and 2 cupboards. A ceiling hatch accesses the loft space.

**Lounge 13' 1" x 11' 10" (4m x 3.6m)**

A fully glazed door opens into a large, well proportioned room that has vinyl click wooden flooring and neutral decoration. There is a large window overlooking the rear garden that bathes the lounge in natural daylight. Curtains are not included in the sale.

**Kitchen/Diner 18' 8" x 11' 10" (5.7m x 3.6m)**

Enter via a fully glazed door into a delightful sunny kitchen/diner that has views of the rear garden from French doors and a large window. The room has vinyl flooring in a wood plank design and contemporary panelling on one wall. The stylish fitted wall and floor kitchen units have wooden worktops and honeycomb tiled splashback. The integrated appliances are: 4 burner ceramic hob, overhead extractor hood, tower electric double oven, dishwasher, fridge freezer and butler's sink. There is plumbing for a washing machine. At one end of the room there is plenty of space for a dining table and seating for 4 people.

**Bathroom 8' 10" x 5' 3" (2.7m x 1.6m)**

At the end of the hall is a cosy, modern internal bathroom that is neutrally decorated and has a vinyl floor. There is a white suite: bath, a wash hand basin inset a floating vanity unit and toilet. Above the bath is a mains shower and around it is a wet wall splashback. The wash hand basin has a wall shaver point beside it and a mirror above it. A ceiling extractor fan completes the room.

**Bedroom 1 16' 1" x 12' 2" (4.9m x 3.7m)**

An attractive, spacious carpeted double bedroom. A large window overlooks the front of the property that makes the room bright and airy. There is a built in double wardrobe with wooden sliding doors and a door accessing the shower en-suite.

**En-suite 8' 10" x 4' 3" (2.7m x 1.3m)**

A handy internal en-suite that is neutrally decorated and has a vinyl floor. There is a built in shower cubicle with a mains shower and wet wall splashback. The opposite wall has a white toilet and pedestal wash hand basin. A wall shaver point, wall mirror and ceiling extractor fan complete the room.

**Bedroom 2 9' 10" x 6' 7" (3m x 2m)**

A charming bedroom that is currently being used as a baby's nursery. It is carpeted and stylishly decorated with modern hip high wall panelling. A window overlooks the front garden and there is a built in cupboard. Curtains are not included in the sale.

**Bedroom 3 14' 1" x 9' 10" (4.3m x 3m)**

A sunny double bedroom that is carpeted and neutrally decorated. There is a built in double wardrobe with wooden sliding doors and a window overlooking the front garden.

**Garden Pod 11' 2" x 11' 2" (3.4m x 3.4m)**

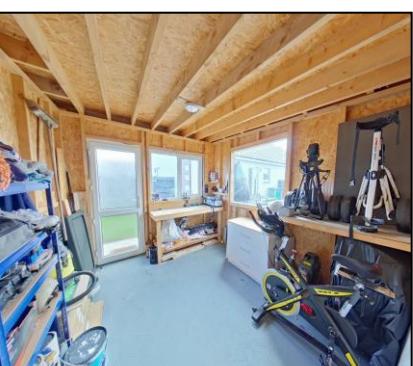
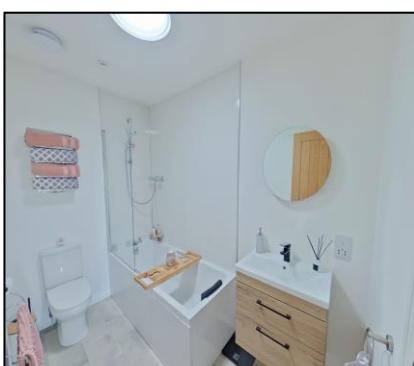
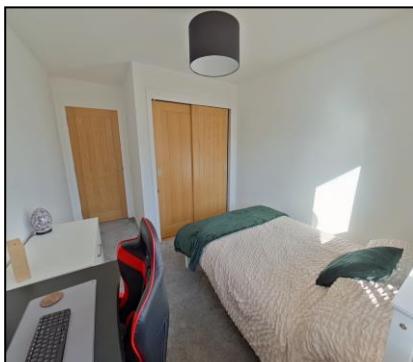
A well proportioned garden pod that is double glazed. Refurbishment ready to make it into multi-functional room.

**Garden**

The secure rear garden has a wooden fence boundary with a side gate to the driveway. It is mainly laid to lawn with a paved patio, taking full advantage of this suntrap garden. The front garden is open plan and laid to lawn with a tarmacked driveway to allow for off road parking.

All carpets, blinds and curtains (except the curtains in the lounge and bedroom 2) are included in the sale.

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




**Ground Floor**

Approx. 102.8 sq. metres (1106.4 sq. feet)



Total area: approx. 102.8 sq. metres (1106.4 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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