



**2**  
**Mill Lade Avenue**  
**Wick**

**Offers Over**  
**£199,995**



- **3 Bedrooms**
- **Built in 2022**
- **Contemporary design**
- **Detached bungalow**
- **Excellent condition**
- **Hot water solar panels**

**\*Advertised lower than Home Report valuation \***

A detached, 3 bedroom bungalow situated in a new development in Wick, close to the Mill Lade. Its proximity to this feature suggests a blend of rural and urban elements, offering a connection between the old and new parts of the town and countryside. Built in 2022, the property boasts a contemporary design with a focus on functionality and style. It comprises three bedrooms, including one with an en-suite shower room, a lounge, kitchen/diner, utility room, and a main bathroom.

The property is equipped with solar panels for heating the hot water, which is a sustainable feature contributing to energy efficiency. Additionally, it has double-glazed windows and oil central heating, ensuring warmth and insulation throughout the year. Council tax band D 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: ///cosmic.cones.supposing

**Vestibule**                    **5' 11" x 4' 11" (1.8m x 1.5m)**

Enter via the front door that has 2 leaded glass panels, adjacent is a floor to ceiling frosted window. The vestibule has a vinyl floor and a glazed internal door which opens into the hall.

**Hall**                            **23' 0" x 3' 11" (7m x 1.2m)**

An arterial, L-shaped hall that accesses the lounge, kitchen/diner, utility room, bathroom, 3 bedrooms and a large cupboard. The bright hall is neutrally decorated with a laminate floor and has a ceiling hatch opening into the loft space.

**Lounge**                      **15' 9" x 14' 9" (4.8m x 4.5m)**

A large well proportioned room that is carpeted and neutrally decorated. It has a fully glazed door opening into the hall, 2 floor to ceiling windows and a regular window overlooking the front and side of the property.

**Kitchen/Diner**            **20' 0" x 10' 6" (6.1m x 3.2m)**

A large, bright room that is neutrally decorated with a vinyl floor, French doors and a window which overlook the rear and side of the property. It has a contemporary designed fitted kitchen with off white gloss floor and wall units with a faux pale grey cement worktop and splashback that incorporates a wide breakfast bar with seating for 2 people. The integrated appliances are: an electric 5 burner ceramic hob, overhead extractor hood, tower electric grill and separate oven, dishwasher and fridge freezer. There is space for a dining table and seating for at least 6 people.

**Utility Room**              **10' 6" x 5' 3" (3.2m x 1.6m)**

A handy utility room that has fitted kitchen units and a faux white veined marble worktop that includes a stainless steel sink and drainer. There is plumbing for a washing machine and space for an under counter fridge or freezer. The room is neutrally decorated with a vinyl floor and a half glazed external door opening into the rear garden.

**Bathroom**                    **10' 6" x 7' 3" (3.2m x 2.2m)**

A large family bathroom that is neutrally decorated, has a vinyl floor and a frosted window. There is a white bath, toilet, pedestal wash hand basin and shower cubicle with a mains shower and wet wall splashback.

**Bedroom 1**                    **11' 6" x 10' 6" (3.5m x 3.2m)**

A large, stylish double bedroom which is neutrally decorated and carpeted. It has a floor to ceiling window and a regular window overlooking the rear and side of the property. Along one wall is a large built in wardrobe with wooden sliding doors. A door opens into the en-suite shower room.

**En-suite**                      **7' 10" x 3' 11" (2.4m x 1.2m)**

This handy en-suite has a built in shower cubicle with wet wall splashback and mains shower. This is accompanied by a white pedestal wash hand basin and toilet. A frosted window above the toilet provides light and ventilation to the room.

**Bedroom 2**                    **12' 2" x 10' 6" (3.7m x 3.2m)**

A large double bedroom that is currently being used as a child's room. It is carpeted, neutrally decorated and has one floor to ceiling window and a regular window over looking the front and side of the property. There is a built in double wardrobe with wooden sliding doors.

**Bedroom 3**                    **10' 6" x 10' 2" (3.2m x 3.1m)**

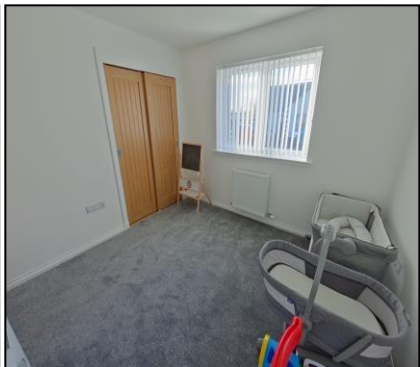
A well proportioned double bedroom that is neutrally decorated and has a window overlooking the front garden. It has a built in double wardrobe with wooden sliding doors.

**Garden**

The property is on a corner plot and has a wraparound garden. The front garden is laid to lawn and the rear garden is ranch fenced. There is a paved path around the property with steps up to the front door and a ramp to the rear utility room and kitchen/diner French doors.

The carpets, curtains and blinds are included in the sale.

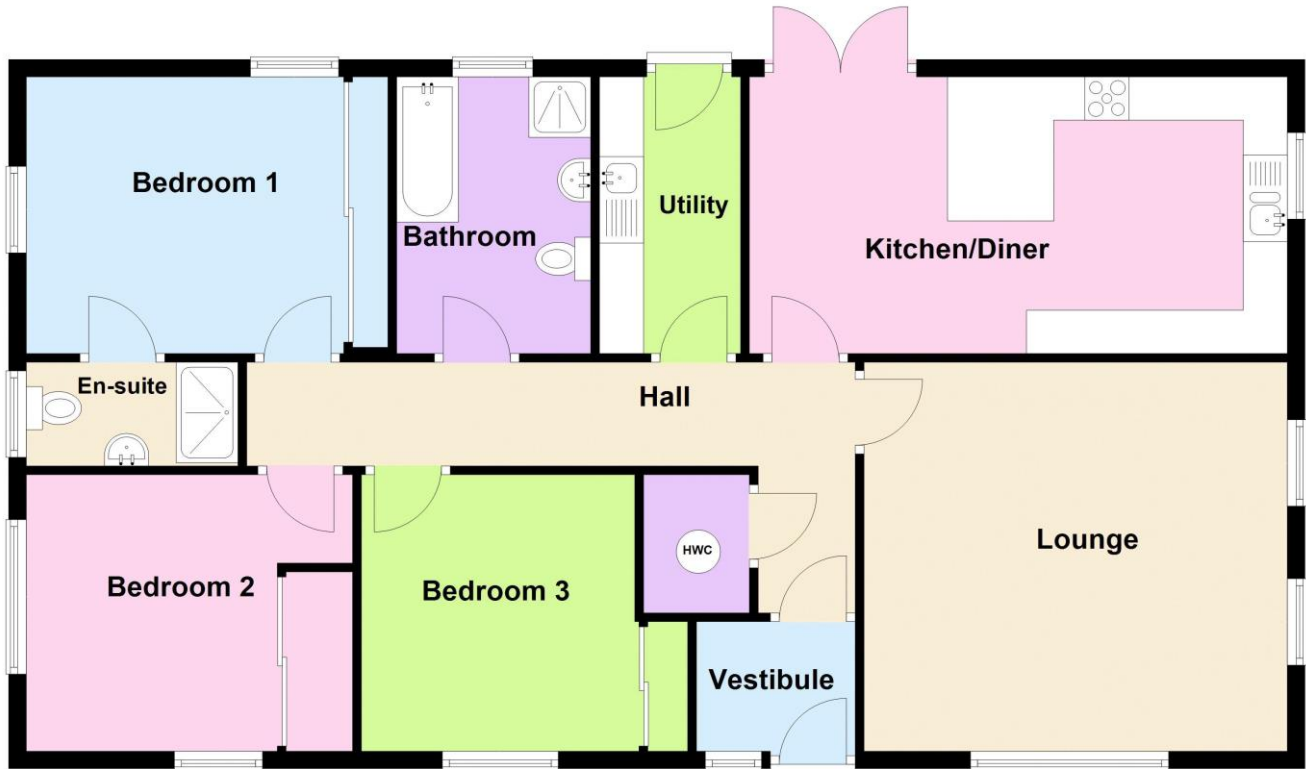
Please call Pollard Property on 01847 894141 to arrange a viewing.





## Ground Floor

Approx. 111.5 sq. metres (1200.6 sq. feet)



Total area: approx. 111.5 sq. metres (1200.6 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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