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# Young Robertson & Co.



## WHINDIEHILL, HILLSIDE, AUCKENGILL

A three bedroom bungalow with workshop sitting in ½ acre of garden grounds. Built just 6 years ago it has 4 years of NHBC remaining. Benefits from uPVC double glazing throughout and oil fired central heating. The conservatory to the rear of the property gives views across the countryside and out to the open sea. Accommodation comprises a large open plan kitchen/diner/lounge which flows into the conservatory through patio doors, three bedrooms, dressing room and family bathroom. There is a large workshop which is of timber construction with double entrance doors to the front and a pedestrian door to the side. The workshop contains a 4 ton ramp which is available under separate negotiation. There are garden grounds which are laid to grass with a patio and decked areas, there is also a garden shed. Chipped offroad parking sits to the side and rear of the property.

**29 TRAIL STREET  
THURSO KW14 8EG**  
tel: 01847 896177  
fax: 01847 896358  
[property@youngrob.co.uk](mailto:property@youngrob.co.uk)  
[youngrob.co.uk](http://youngrob.co.uk)

**21 BRIDGE STREET  
WICK KW1 4AJ**  
tel: 01955 605151  
fax: 01955 602200  
[wick@youngrob.co.uk](mailto:wick@youngrob.co.uk)  
[youngrob.co.uk](http://youngrob.co.uk)

[caithnessproperty.co.uk](http://caithnessproperty.co.uk) 

**OFFERS OVER £160,000**

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### Vestibule

**2.49m x 1.78m 8' 2" x 5' 10"**

Half glazed uPVC entrance door. Laminate flooring. 15 pane door to hallway.

### Hallway

Storage cupboard with mirrored sliding doors fitted with hanging and shelf. Airing cupboard housing hot water tank and shelf. Hatch to partially floored attic space fitted with pull down ladder and light. Laminate flooring. Radiator.

### Kitchen/diner/lounge

**6.58m x 6.20m 21' 7" x 20' 4"**

**at widest**

Open plan room with double glazed entrance doors from the hallway. Patio doors to the conservatory. Two windows to rear and one facing to side. Laminate flooring. Three radiators. Wall and base units with fitted worktops and matching splashback. One and half bowl stainless steel sink with mixer tap. Gas 5 burner cooker with electric oven and stainless steel cooker hood. Integral fridge/freezer and integral dishwasher. Fitted breakfast bar with services below for washing machine. T.V. point. B.T. point.

### Conservatory

**2.85m x 2.27m 9' 4" x 7' 5"**

Windows to front and sides. Double doors out onto patio area. Ceramic tiled floor.

### Bedroom 1

**3.90m x 2.89m 12' 5" x 9' 5"**

Window facing to rear. Wall of fitted wardrobes fitted with mirrored sliding doors, hanging and shelf. Radiator. Carpeted.

### Bedroom 2

**3.59m x 2.59m 11' 9" x 8' 6"**

Window facing to front. Built in wardrobe with mirrored sliding doors, fitted with hanging and shelf. Radiator. Laminate flooring.

### Bedroom 3

**3.27m x 2.40m 10' 9" x 7' 10"**

Window facing to front. Built in wardrobe with fitted sliding mirrored doors and fitted with hanging and shelf. Radiator. Carpeted

### Dressing Room

**2.39m x 1.34m**

Window facing to front. Open storage area. Radiator. Carpeted.

### Bathroom

**3.47m x 2.90m 11' 4" x 9' 6" at widest**

Four piece suite comprising corner bath with tiled splashback and mixer tap, shower unit with mains fitted shower and shower boarding to walls, W.C. and handbasin with tiled splashback and mirror fitted above. Opaque window facing to rear. Radiator. Laminate flooring.

### Workshop

Timber construction with double doors to the front and pedestrian door to the side. Windows facing to either side. Concrete floor. Power and light. Storage space to rafters.

### Garden

Laid mainly to grass with patio and decked areas. Chipped offroad parking to side and rear. Garden shed.

### General Information

The floor coverings and blinds as fitted are included in the sale. Home Report available from [wick@youngrob.co.uk](mailto:wick@youngrob.co.uk)

### Council Tax

The subjects are in band C. The Council Tax Band may be re-assessed by the Highland Council when the property is sold. This may result in the Band being altered.

### EPC Rating

C

### Postcode

KW1 4XP

### Entry

By arrangement with our Wick office.

### Viewing

By arrangement with our Wick office.

### Price

Offers Over £160,000 should be submitted to our Wick office.

### Office Hours

9.15am - 1pm, 2pm - 5pm Monday to Friday.

### Location

Auckengill a rural farming community situated on the main coastal road from John O'Groats to Wick. Wick, one of the two main towns of the district has the County General Hospital, supermarkets, professional, medical and educational facilities. From Wick there are regular bus and rail services south and from Wick airport, there are regular scheduled air services. Inverness is approximately two hours' drive.

*Whilst every attempt has been made to ensure the accuracy of the floor plan 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.*

*The information set out here is provided for the convenience and guidance of interested parties. Whilst believed to be true and accurate no statement made here or any representation made by or on behalf of the seller is guaranteed to be correct. All measurements are approximate. Intending purchasers should verify the particulars on their visit to the property and note that the information given does not obviate the need for a full survey and all appropriate enquiries.*







