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# Young Robertson & Co.



## 22 ACHINGALE PLACE, WATTEN

A semi-detached three bedroom bungalow with an extension to the rear which sits in the heart of the popular village of Watten. The property benefits from oil fired central heating which is further enhanced by a multi fuel burner to the lounge and has uPVC double glazing. Accommodation comprises lounge, kitchen, 2nd lounge/dining room, three bedrooms and bathroom with a lean-to block built store which has plumbing for a washing machine. There is a gravelled garden area to the front and side. To the rear is a part walled and part fenced area of garden which has been levelled and is now laid to soil. There is a concreted area to the very rear of the house and an area of gravel. This property is an ideal family home.

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**FIXED PRICE £80,000**

### Vestibule

**1.2m x 1.00m 3' 11" x 3' 3"**

Partial glazed uPVC entrance door. Tiled floor. 15 pane glazed door to hallway.

### Hallway

Carpeted. Double radiator. Hatch to attic space.

### Lounge

**4.82m x 3.63m 15' 10" x 11' 10"**

Multi-fuel burner sitting on a Caithness flag stone hearth. Window facing to front. Double radiator. T.V. point.

### Kitchen

**4.31m x 2.14m 14' 1" x 7' 00" at widest.**

Wall and base units with fitted worktop. Black ceramic sink with drainer and mixer tap. Fitted electric cooker and fitted electric hob with extractor above. Window facing to rear. Space for fridge below worktop. Window facing to rear. Door to very large storage cupboard. Vinyl flooring Door to 2nd lounge/Dining Room.



### Storage cupboard

**2.54m x 1.06m 8' 4" x 3' 6"**

### 2nd Lounge/Dining Room

**4.14m x 3.23m 13' 7" x 10' 7"**

Window facing to rear. Cupboard into upper wall with fitted doors. Vinyl flooring. Door to rear vestibule.

### Rear Vestibule

**1.78m x 1.32m 5' 10" x 4' 4"**

Half uPVC door to rear garden. Window facing to side. Tiled floor.

### Bedroom 1

**2.70m x 2.43m 8' 10" x 7' 11"**

Built in wardrobe. Window facing to front. Double radiator. Carpeted.

### Bedroom 2

**4.52m x 2.68m 14' 10" x 8' 9"**

Window facing to front. Radiator. Carpeted.

### Bathroom

**2.43m x 2.12m 7' 11" x 6' 11"**

Four piece suite comprising bath, shower fitted with electric Triton shower, W.C. and hand basin. Two heated towel rails to wall. Mirrored cabinet fitted to wall. Opaque window facing to rear. Vinyl flooring.

### Bedroom 3

**3.18m x 3.09m 10' 5" x 10' 1"**

Window facing to side. Radiator. Carpeted.

### Store Room

Block built lean-to store room to rear of property with felt roofing housing the heating boiler and washing machine. Power and light. Opaque window facing to rear.

### Garden

Low maintenance gravelled garden to front and side with partial gravelled area to rear. Concreted area to rear of property. Partially walled and partially fenced garden to rear which is no longer laid to grass as it has been levelled and has just soil.

### 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 A. 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

D

### Postcode

KW1 5YP

### Entry

By arrangement with our Wick office.

### Viewing

By arrangement with our Wick office.

### Price

Fixed Price £80,000 should be submitted to our Wick office.

### Office Hours

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

### Location

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.*