



solicitors • estate agents

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## 3 CLIFFHEAD COTTAGES, ACKERGILL

Excellent opportunity to purchase this three bedroom semi-detached bungalow which enjoys superb sea, harbour and countryside views. Only a short drive from the town of Wick the property, which is in need of some cosmetic upgrading, benefits from timber double glazed windows and doors. There is electric heating with plumbing installed for a new heating system if desired, and a tiled fireplace with cosy inset stove to the lounge. Accommodation comprises entrance vestibule, hallway, living room, kitchen diner, three bedrooms and bathroom. Outside are generous garden grounds with a large block built greenhouse to the rear. To the side is a narrow driveway with old timber garage which is in need of replacing. Making an excellent family home viewing is highly recommended in order to appreciate its lovely location and potential.

**OFFERS OVER £80,000**

### **Entrance Vestibule** **1.43m x 1.38m 4'8" x 4'6"**

Partially glazed timber front door. Carpet. Partially glazed door to hallway.

### **Hallway**

Hatch access to the loft. Carpet. Storage heater. Cupboard housing the electrics.

### **Living Room** **4.58m x 3.44m 15" x 11'3"**

Tiled fireplace with inset stove. Window to rear. Carpet. TV and telephone point. Storage heater.



### **Kitchen/Diner** **4.92m x 2.88m 16'1" x 9'5" max**

Fitted eye and base level units with stainless steel sink and drainer. Space for cooker and fridge. Services for washing machine. Vinyl flooring. Telephone point. Ample space for table and chairs. Airing cupboard housing the hot water tank, shelving and coat hooks. Window to side with excellent sea and harbour views. Storage heaters. Partially glazed timber door to side.

### **Bedroom 1** **3.57m x 3.43m 11'8" x 11'3" max**

Window to rear with views to the garden and surrounding countryside. Carpet. Panel heater. Two storage cupboards with hanging rail and shelving.

### **Bedroom 2** **3.44m x 3.02m 11'3" x 9'11" max**

Window to front with partial sea views. Carpet. Storage heater. Storage cupboard with hanging rail and shelf.

### **Bedroom 3** **3.41m x 2.48m 11'2" x 8'1"**

Window to front with partial sea views. Carpet. Storage cupboard with hanging rail and shelf.

### **Bathroom** **2.44m x 1.65m 8" x 5'5"**

WC. Wash hand basin with glass shelf and bathroom cabinet above. Bath. Window to rear. Carpet. Wall mounted dimplex fan heater.

### **Garden**

There is a small enclosed area of lawn to the front of the property. To the rear the large garden is also laid mainly to lawn and incorporates a drying area, block built greenhouse and old timber garage which is in need of replacing. Outside tap. Narrow driveway to side.

### **General Information**

The floor coverings, curtains 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**

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### **Postcode**

KW1 4RL

### **Entry**

By arrangement.

### **Viewing**

By arrangement with our Wick Office.

### **Price**

Offers over £80,000 should be submitted to our Wick Office.

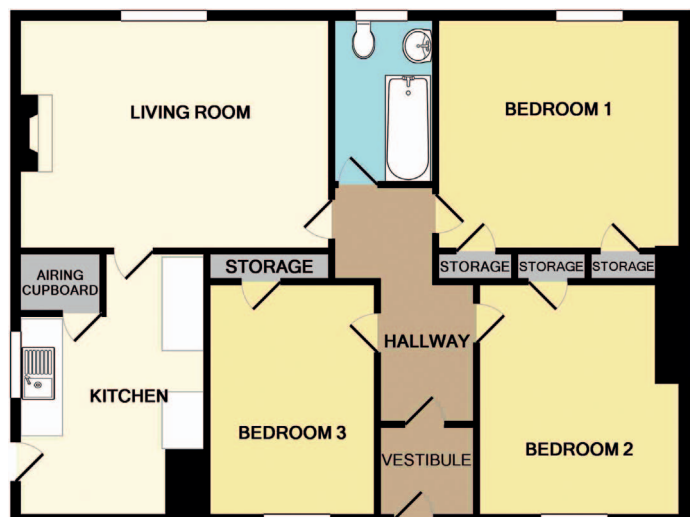
### **Office Hours**

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

### **Location**

Ackergill is a small coastal village less than two miles from the town of Wick. Nearby is Ackergill tower a 15th century castle situated on the cliff edge. The area is of scenic beauty with many coastal walks and isolated beaches.

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.*