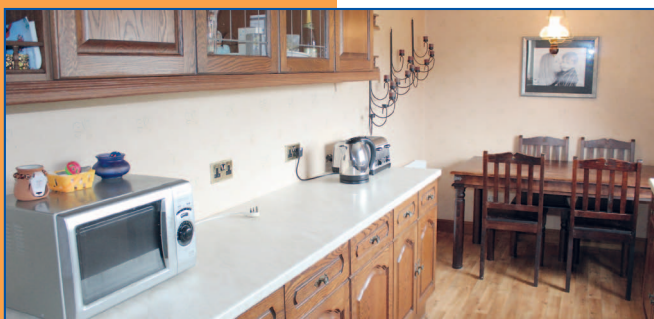




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11 TOWER SQUARE, ACKERGILL, BY WICK

A lovely semi-detached three bedroom property with gardens to the front and rear situated in the sought after village of Ackergill. In walk in condition it benefits from an electric wet heating system which is further enhanced by a multi fuel burner to the lounge. The windows are timber framed with uPVC doors to the front and rear. Accommodation comprises, on the ground floor, lounge, kitchen/diner, utility room, bathroom and one bedroom with a further two double bedrooms upstairs. There are gardens to the front and rear laid mainly to grass with trees, shrubs, flowers and a stone shed to the rear. There is a decked patio area to the rear.

FIXED PRICE £85,000

Hallway

Half glazed uPVC entrance door with glazed panel to side. Open area understair. Radiator. Laminate flooring. Stairs to upper floor.

Lounge 4.39m x 4.04m 14' 4" x 13' 3"

Multi fuel burner sitting on a Caithness flag stone hearth with wood surround and mantle. Picture window to front. Radiator. Laminate flooring. T.V. point. B.T. point.

Kitchen/diner 5.25m x 2.36m 17' 3" x 7' 8"

Wall and base units with fitted worktops. One and a half bowl sink with drainer and mixer tap. Picture window facing to rear. Electric cooker with tiled splashback and stainless steel cooker hood above. Spot lights to ceiling. Drop light fitting above dining area. Radiator. Vinyl flooring.

Rear Vestibule 1.47m x 1.09m 4' 9" x 3' 7"

Half glazed uPVC door to rear garden. Door to utility room. Vinyl flooring.

Utility Room 2.38m x 1.43m 7' 9" x 4' 8"

Window facing to side. Cupboard housing electrics. Heating boiler to wall. Services for washing machine. Carpeted.

Bedroom 1 2.85m x 2.37m 9' 4" x 7' 9"

Window facing to front. Shelved cupboard. Radiator. Carpeted.

Bathroom 2.37m x 1.98m 7' 9" x 6' 6"

Three piece suite comprising bath with Triton fitted electric shower above and fully tiled, W.C. and handbasin. Heated towel rail. Opaque window facing to side. Vinyl flooring.

Stairs to landing

Carpeted. Cupboard housing hot water tank and fitted with shelf on landing. Hatch to attic space.

Bedroom 2 4.37m x 3.39m 14' 4" x 11' 1"

Window facing to front. Built in wardrobes with hanging and shelf and fitted cupboards above. Shelved cupboard. Door to eaves storage. Radiator. Laminate flooring.

Bedroom 3 4.29m x 3.45m 14' 1" x 11' 3" at widest.

Window facing to side. Open coomed area off the main part of the room. Radiator. Carpeted.

Garden

Gardens to front and rear laid mainly to grass with shrubs and flowers. There is a block built shed to the rear and also a decked patio area.

General Information

The floor coverings and blinds as fitted are included in the sale. Home Report available from 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

F

Postcode

KW1 4RN

Entry

By arrangement with our Wick office.

Viewing

By arrangement with our Wick office.

Price

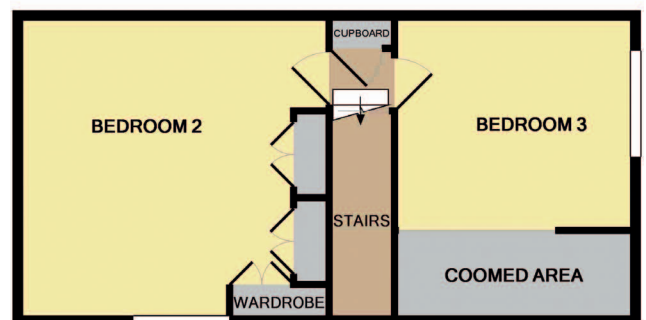
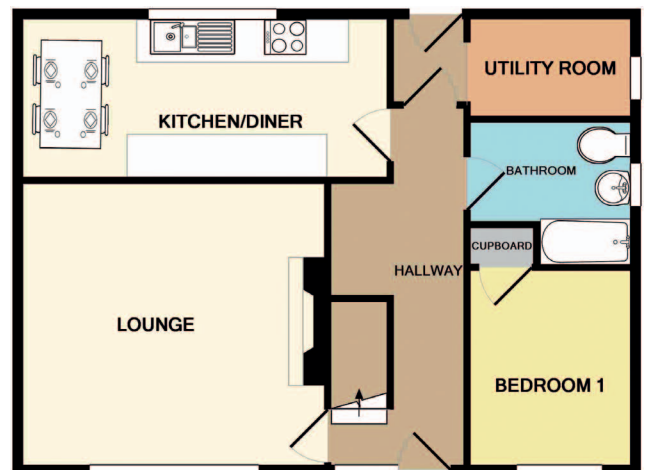
Fixed Price £85,000 should be submitted to our Wick office.

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.



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.