



Young  
Robertson  
& Co.

solicitors • estate agents

# Young Robertson & Co.



## CANISWICK, AUCKENGILL, WICK

This spacious bungalow, with detached garage, large garden, private drive and access road is spread over one level appreciating fabulous views across the surrounding countryside to the North Sea. Situated adjacent to the popular NC500 route, the generous and flexible property benefits from uPVC double glazed windows and doors, and oil central heating which is further enhanced by an open fire in the living room (currently not in use). In need of some modernisation and with well-proportioned rooms accommodation comprises entrance vestibule, inner hallway, living room, kitchen/diner, utility room, rear vestibule, shower room, two double bedrooms and bathroom. Outside the gated drive offers off-road parking for several cars and the extensive garden wraps around the property and includes a timber shed. There is also ample space for further development subject to suitable planning consent. Locally primary schooling is provided at nearby Keiss, and it is approximately 7 miles from the popular tourist village of John O'Groats, which offers a seasonal foot passenger ferry to Orkney, and approximately 8 miles from Gills Bay, which is the mainland terminal for Pentland Ferries. A comfortable commute from Wick being approximately 10 miles away viewing is highly recommended.

29 TRAILL STREET  
THURSO KW14 8EG  
tel: 01847 896177  
fax: 01847 896358  
property@youngrob.co.uk  
youngrob.co.uk

21 BRIDGE STREET  
WICK KW1 4AJ  
tel: 01955 605151  
fax: 01955 602200  
wick@youngrob.co.uk  
youngrob.co.uk

caithnessproperty.co.uk 

**OFFERS OVER £170,000**

## Vestibule

Partially glazed uPVC front door. Carpet. Clock cupboard housing electrics.

## Hallway

Carpeted hallway with three radiators. Hatch access to the loft. Large cloak cupboard with fitted shelf and hanging rails. Linen cupboard with fitted shelving. Window to side.

## Living Room **5.09m x 4.57m 15' x 5'09"**

Double aspect windows. Large Caithness stone hearth with open fire (currently not in use). Carpet. TV and telephone point. Two radiators. Dimmer switch.

## Kitchen/Diner **6.26m x 4m 20'06" x 13'01"**

Fully fitted kitchen with work top space, splash back tiling and fitted breakfast bar. Stainless steel DeLonghi professional range cooker with 6 ring gas hob and extractor above. 1.5 bowl sink with mixer tap and drainer. Under counter fridge. Three windows, one of which is a large picture window looking across to the sea. Ample space for table and chairs. Two radiators. TV point.

## Shower Room **2.14m x 1.57m 7" x 5'1"**

Corner shower enclosure with electric shower, wet wall and extractor above. WC. Wash hand basin with shelf and mirror above. Window to side. Carpet. Panel heater.

## Utility Room **2.14m x 1.94m 7' x 6'4"**

Stainless steel sink with drainer and splash back tiling. Fitted work top space. Services for washing machine. Storage cupboard with fitted shelving. Hatch access to roof void. Radiator. Carpet. Window to rear.

## Side Vestibule **1.1m x 0.9m 3'7" x 2'11"**

Glazed door from hallway. Tiled flooring. Exterior partially glazed uPVC door

## Bedroom 1 **3.72m x 3.75m 12'2" x 11'8"**

Two sets of double doors with fitted shelving and hanging rails. Carpet. Radiator. Window to side. TV point.

## Bedroom 2 **3.51m x 2.58m 11'6" x 8'5"**

Door to fitted wardrobe with hanging rail and fitted shelf. Window to rear. Carpet. Radiator.

## Bathroom **2.71m x 2.48m 8'10" x 8'2"**

Bath. Wash hand basin. WC. Shaver point. Large mirror to wall. Mirror and deeply fitted shelf to recess. Window to rear. Radiator. Partial tiling to walls. Carpet.

## Detached Garage **8.14m x 3.83m 26'8" x 12'6"**

Up and over door. Pedestrian door to side. Fitted work bench and shelving.

## Garden

The property is extended by extensive garden grounds that are laid mainly to grass with borders of flowers and shrubs. The oil tank and ornamental pond can also be found and a timber shed is also included in the sale. Outside tap and lights. The private road leads to the gated entrance of the drive which offers parking for several cars.

## General Information

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

## Council Tax

The subjects are in band D. 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

E

## Postcode

KW1 4XP

## Entry

By arrangement.

## Viewing

By arrangement with our Thurso Office.

## Price

Offers over £170,000 should be submitted to our Thurso Office.

## Office Hours

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

## Latitude

58.556117

## Longitude

-3.089433

## what3words

///shadows.rainwater.onion

## Directions

From Wick continue along the A99 through Keiss heading North, taking the last turning to the left-hand side prior to the sign post for 'Auckengill'. Take the first turning to the right-hand side

## Location

Auckengill is a rural farming community with a local petrol station 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.*