



# ACHINGALE PLACE, WATTEN

Offers Over £125,000



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**3 BEDS | 1 BATH | 1 RECEPTION**

## Property Information

Yvonne Fitzgerald is delighted to bring to the market this charming three-bedroom home which sits on a generous corner plot and offers spacious living with thoughtful details throughout. The bright and welcoming interior features a large dual-aspect lounge with an inset gas fire, a well-appointed kitchen with modern appliances, and a practical utility room. The bedrooms are cozy, with neutral décor, and the bathroom includes a bath with a Mira shower. Outside, the low-maintenance garden boasts a generous patio, flower borders, and a greenhouse. Additionally, the property includes a sizable garage with a storage area and off-road parking for several cars.

The property is close to the Watten Primary School as well as a restaurant/hotel and the fishing loch. The village benefits from good coach links North and South with further facilities being found in both Thurso and Wick which are a short distance away. Wick is eight miles away and has an airport, train station, hospital, medical centres, shops, supermarkets, and a secondary school. Thurso is fourteen miles away and has similar facilities apart from the airport.



# Extra Information

## Services

School Catchment Area is Watten Primary School/Thurso High School

## EPC

EPC E

## Council Tax

Band A

## Tenure

Freehold

## Viewing

If you would like to view this property, please contact the office on 01847 890826

## Extras

What3Words: ///secure.heaven.riskiest

# Key Features

- **WELL PRESENTED**
- **GENEROUS GARDEN PLOT**
- **THREE BEDROOMS**
- **GARAGE & STORE**



# Property Photos



# Property Photos



# Property

## Dimensions

### **Vestibule 1.16m x 1.16m**

The vestibule is well presented. Vinyl has been laid to the floor and there is a flush light fitting. A white partially glazed door leads to the inner hall.

### **Lounge 3.35m x 6.26m**

This beautiful room is neutral in décor and features an inset gas fire. A tartan carpet has been laid to the floor. This stylish room has dual aspect windows with blinds, a BT, TV and electrical points as well as coving. It is a spacious room which also benefits from two central heating radiators.

### **Utility 1.77m x 2.88m**

This spacious room is of good proportions. A window with a roller blind faces the rear elevation and vinyl is laid to the floor. Plenty of space can be found for a fridge and freezer. A partially glazed UPVC door leads outside.

### **Bedroom Two 2.79m x 3.17m**

This light and bright room has a window with blinds to the front elevation. There is coving, a pendant light fitting and a beige fitted carpet.

### **Inner Hall 2.55m x 1.56m and 0.87m x 4.78m**

The L shaped hall is bright and benefits from oak laminate flooring. This area of the home has coving, a useful storage cupboard and a central heating radiator. A hatch gives access to the loft void and there is a smoke alarm. Doors give access to the lounge, kitchen, family bathroom, three bedrooms and the linen cupboard.

### **Kitchen 4.38m x 2.19m**

This superb room is beautifully presented. There is a good selection of base, wall and full height units with laminate worktops. There is a four-ring gas hob, a single oven with space for a washing machine and dishwasher. The kitchen also benefits from a chrome chimney hood, sink with drainer, lighting under the wall units, a central heating radiator and oak laminate flooring. This room also has coving, ceiling downlighters and ample power points. An opening leads into the utility.

### **Bedroom One 3.98m x 2.69m**

This well-presented room is natural in décor. The walls are painted magnolia and a carpet has been laid to the floor. There are ample double sockets, a central heating radiator and a pendant light fitting. A window with blinds faces the front elevation.

### **Bathroom 1.83m x 2.19m**

This beautiful room has a bath with a Mira shower unit above and bifold shower screen. The walls have been partially tiled, there is a pedestal sink and a W.C. A chrome towel ladder radiator has been fixed to the wall. There is a wall mounted cupboard, a flush glass light fitting and vinyl flooring. An opaque window can be found to the rear elevation.

# Property

## Dimensions

### **Bedroom Three 2.79m x 3.31m**

This lovely room has white painted walls and a wool carpet. There is a central heating radiator and coving. A window with curtains can be found to the rear elevation.

### **Garage 6.36m x 4.12m**

The garage is of good proportions and has two windows to the side elevation. There is an up and over door, fluorescent lighting and double sockets. The garage houses the Worcester boiler heating system. A ladder gives access to a large storage area in the attic void.

### **Rear Garden**

The lovely rear garden is low maintenance and benefits from a generous patio area with flower borders and climbing plants. It is fully enclosed and gives access to a large storage area.

### **Store 3.79m x 2.81m (L&W)**

The store has light, power and wall mounted shelving as well as a work bench. A door leads to the garage and a further door leads outside to the side garden where a greenhouse is located.

### **Garden**

The garden occupies a generous corner plot and has LPG gas heating. There are raised flower borders which include lilac, sweet chestnut and willow trees. There is hedging, a chipped pathway with beautiful roses. The tarmac driveway is enclosed and offers off road parking for several cars.

## THURSO

### Property Location

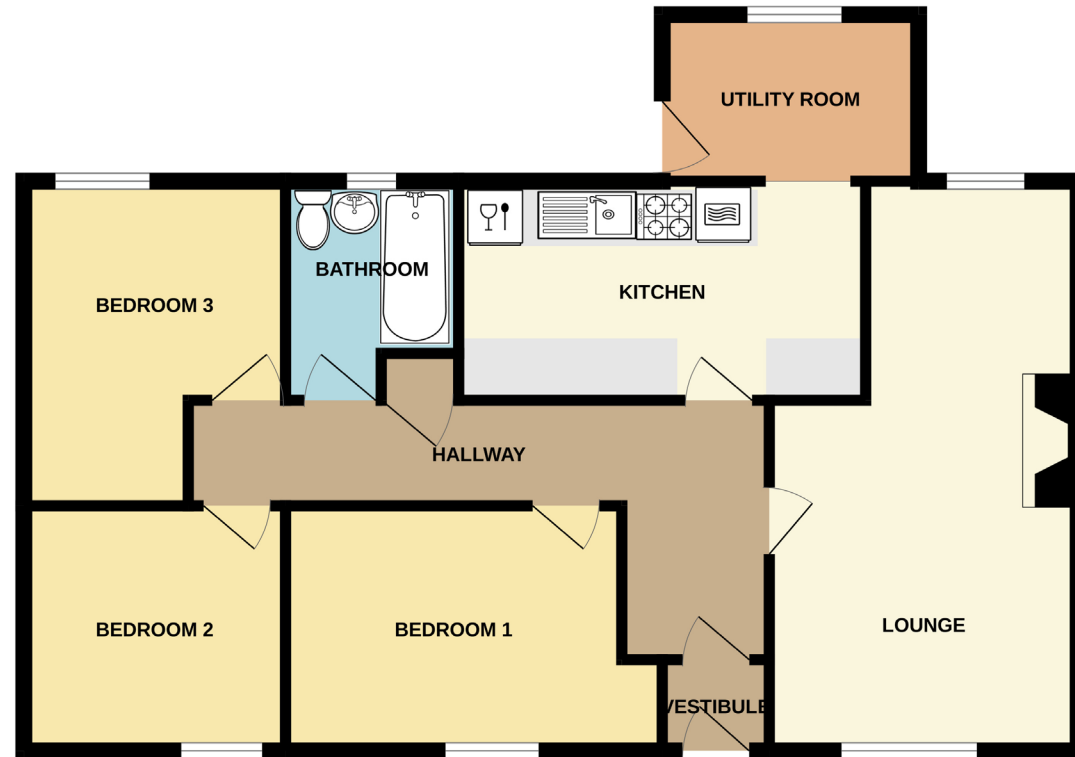
The most northerly town in mainland Scotland, Thurso is a great base for exploring the surrounding countryside. There's plenty to see and do in and around the delightful town of Thurso. The town is a hive of lovely traditional shops, cafes, bars, and restaurants. There are good coach and rail links south. There are leisure facilities within the town, which include a cinema and a swimming pool, and outdoor pursuits include surfing, fishing, and yachting. There is an airport and hospital in Wick, which is twenty minutes driving distance away.





# Property Layout

## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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## Moving home can be a **Life-changing Experience**

Moving home is not complicated but it can be a daunting prospect and we recognise that your home is probably the largest single investment you will ever make.

Buying and selling property is a very people orientated business and good communications are essential for a successful move. In recognising this we have employed an experienced sales team. Our talented team of property specialists are among the most knowledgeable and experienced in estate agency in the Scottish Highlands and are genuinely committed to service with a personal touch. All our staff are excellent communicators and are committed to providing the highest level of care and attention throughout the entire moving process.

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Our aim is simple: to provide the best possible service, assist you from start to finish and communicate regularly throughout the whole process – whatever your property matter

## **Why Choose Yvonne Fitzgerald Properties**

- Global exposure of properties through our cutting edge website and major national portals including Rightmove, Prime Location, Zoopla, On The Market, S1 Homes, Nestoria, Trovit and many more.
- Quality colour printed sales particulars with bespoke options and floor plans.
- Comprehensive database of applicants matching quality sellers to buyers
- 360 Virtual Matterport Tour with doll house view, measuring tool and 3d floor plan.
- Top three selling agent in the Highlands in 2021 and 2022 for number of properties sold.
- Largest independent estate agency in the Highlands.
- No upfront fees.
- All calls and emails monitored out of hours.
- We oversee the whole sales process from start to finish.
- Over 25 Years Experience.
- Drone Photography





All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendor(s) ownership. We have not verified the tenure of the property, the type of construction, or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyors, etc., prior to the exchange of contracts.