



# SHORE HOUSES, ACKERGILL

Offers Over £185,000



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4 BEDS | 2 BATH | 1 RECEPTION

## Property Information

Yvonne Fitzgerald is delighted to bring to the market this stunning semi-detached family home which has been recently renovated to a very high standard throughout and is situated in the sought after village of Ackergill. There are superb views across the open countryside from the front and views across the open sea from the rear. Ackergill harbour is also just a few minutes walk from the house. The stylish kitchen/family room benefits from an excellent range of base and wall units with some integral appliances. There is plenty of space for a table and chairs with an island providing extra storage and seating. There are triple windows with sea views and patio doors lead outside to the rear garden. A further door gives access to the utility room. The stylish bathroom benefits from a bath with shower above and completing the downstairs accommodation is two bright bedrooms with a newly fitted carpets. Upstairs there are two further double bedrooms and a lovely Jack and Jill bathroom, all finished to a very high standard, the two bedrooms also benefit from beautiful scenic views. The front garden has been laid to stone chippings with offroad parking for two cars. The rear garden is well presented with wooden fencing and an area of lawn. There is paving, stone borders and mature trees to the rear with beautiful sea views.

Located in the village of Ackergill, this beautiful home is located a short driving distance in to Wick where there is an excellent range of local amenities. The Royal Burgh of Wick is the most northerly town on the East Coast of Caithness and is on the very popular North Coast 500 (NC500) tourist route. The town offers multiple stores such as Tesco, Boots, Lidl, Superdrug, Pets at Home, Argos and B&M as well as banks and a post office. The house is within easy driving distance of all amenities, including the Hospital and Doctors Surgery. There are many leisure opportunities including a popular golf course, squash club and public swimming pool/gymnasium. The town also boasts an Airport with links to Aberdeen and has good rail and coach services, as well as being close to ferry terminals with frequent daily services to Orkney.



# Extra Information

## Services

School Catchment Area is Noss Primary School/Wick High School

## EPC

EPC C

## Council Tax

Band B

## Tenure

Freehold

## Viewing

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

## Extras

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# Key Features

- IMMACULATELY PRESENTED
- THREE BEDROOMS
- LARGE KITCHEN/FAMILY ROOM
- JACK AND JILL BATHROOM
- BEAUTIFUL SCENIC VIEWS
- OFF ROAD PARKING



# Property Photos



# Property Photos



# Property

## Dimensions

### **Inner Hall 1.13m x 4.32m and 3.31m x 1.07m**

Accessed via a UPVC door, the L-shaped hall is well presented, with an understairs storage cupboard. The walls have been painted white, there is a central heating radiator and double sockets. There is a smoke alarm and ceiling downlighters. Oak doors lead to the lounge, bedroom, bathroom and superb kitchen/family room. Grey wood effect vinyl has been laid to the floor.

### **Kitchen / Family Room 4.32m x 7.82m**

This superb room has been designed with family living in mind. There are triple windows which offer sea views as well as sliding patio doors which give access into the well maintained gardens. The kitchen has an excellent selection of grey base and wall units with oak worktops. An island provides storage as well as seating for the family. The kitchen also benefits from a ceramic hob, single oven and integral fridge freezer. There is a stainless-steel sink with drainer, an extractor hood, coving and chrome electrical sockets. Oak LTV has been laid to the floor, there are two central heating radiators and ceiling downlighters. A cupboard provides storage for household electrical appliances. Oak doors lead to the hall and utility room.

### **Bedroom Two 4.70m x 2.84m**

This light and bright room benefits from ceiling downlighters, a central heating radiator and double sockets. There is a phone point, an aerial point as well as a new fitted carpet. It is a spacious bedroom which also has a recessed alcove and a window to the front elevation.

### **Stairs & Top Landing 1.90m x 1.11m**

A carpeted stairwell leads to the first-floor landing where there is a window to the front elevation. There are ceiling downlighters, a smoke alarm, a central heating radiator and double sockets. Oak doors lead to the two generously proportioned bedrooms.

### **Bedroom One 4.64m x 3.35m**

This beautiful room has scenic rural views and a window to the front elevation. The walls have been painted white, there are double sockets as well as a central heating radiator. It is a bright room which benefits from ceiling downlighters and a new grey fitted carpet. A recessed cupboard provides storage and also houses the electric consumer unit.

### **Utility Room 1.49m x 4.33m**

Located off the stylish kitchen, the utility is of good proportions and houses the new central heating boiler. This room is well equipped with grey base and wall units with laminate worktops. There is space for a washing machine and tumble dryer as well as a stainless-steel sink. A window can be found to the side elevation. There is also a central heating radiator, double sockets, a smoke alarm and ceiling downlighters. A partially glazed UPVC door leads outside.

### **Bathroom 1.91m x 2.15m**

This stylish room has a bath with a shower above. There is a white WC as well as a basin which has been built into an oak vanity unit. Vinyl has been laid to the floor, there is a black towel ladder radiator, coving, ceiling downlighters and an extractor fan.

### **Bedroom Three 4.69m x 3.13m**

This beautiful room has white painted walls and a grey fitted carpet. There are ceiling downlighters, a central heating radiator, double sockets and an aerial point. A window to the front elevation boasts views of Ackergill Castle and Noss Lighthouse. A door gives access to the Jack & Jill shower room.

# Property

## Dimensions

### **Shower Room 2.23m x 3.26m**

This stylish room has a basin which has been built into a white vanity unit. There is a double shower enclosure with chrome controls and oak LTV flooring. The WC has also been built into a white high gloss vanity unit. There are ceiling downlighters, an extractor fan and a hatch to the loft. A door gives access to the third bedroom and there is also a chrome towel ladder radiator. A window to the rear elevation offers outstanding costal views.

### **Garden Grounds**

The front garden has been laid to stone chippings with a path in the middle. There is parking within the drive for two cars or on street parking. The rear garden is well presented with wooden fencing and an area of lawn. There is paving, stone borders and mature trees to the rear with beautiful sea views from the raised lawn.

### **Bedroom Four 2.96m x 4.66m**

This splendid room is of good proportions and is immaculately presented. The walls have been painted white and a new grey carpet has been laid to the floor. There is an aerial point, double sockets and a central heating radiator. A window to the front elevation boasts beautiful scenic views.

## WICK

### Property Location

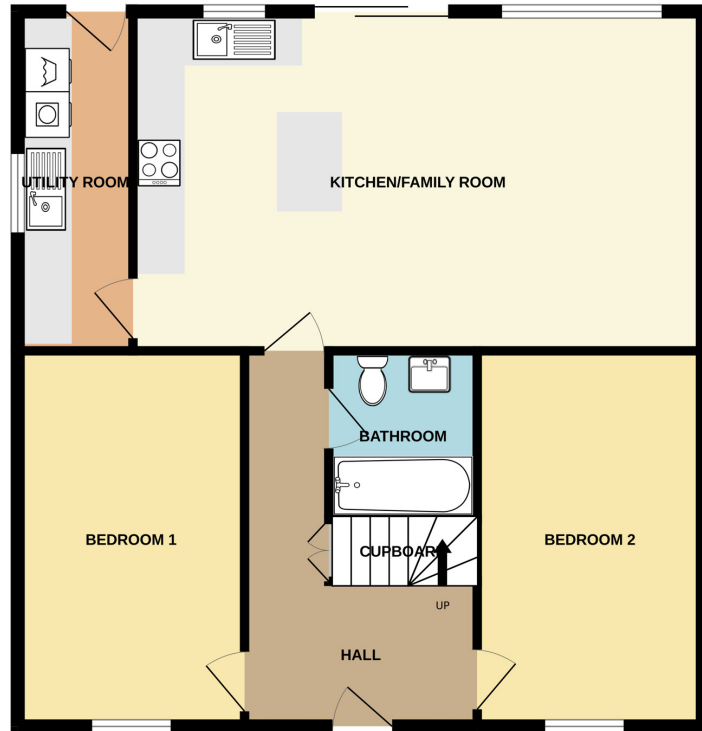
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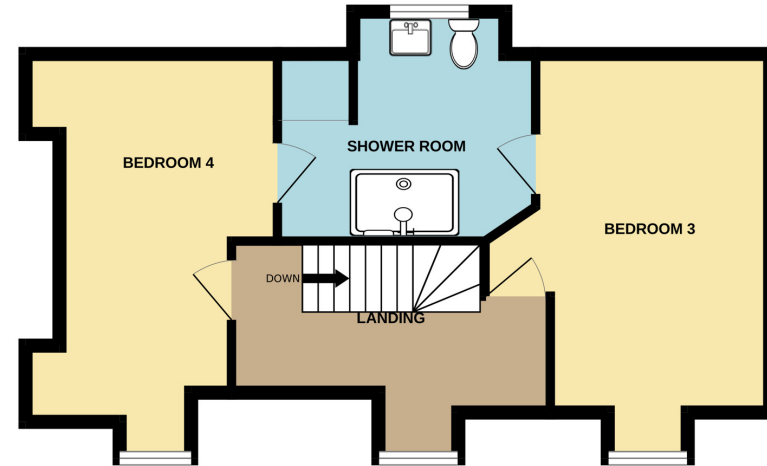


# Property Layout

GROUND FLOOR



1ST 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 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.

We offer the widest range of property services in the vicinity, all under one roof, and will always strive to achieve the best price for your property without being unrealistic.

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.
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- 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.