



# Achingale Place, Watten

Offers Over £105,000

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

## Property Information

Yvonne Fitzgerald is delighted to bring to the market this well-presented three-bedroom property, offering bright and comfortable accommodation with well-maintained gardens and off-road parking.

The accommodation is accessed via a front vestibule, finished with magnolia walls and grey vinyl flooring, which leads into the L-shaped inner hall. The hall is laid with a grey fitted carpet and benefits from a storage cupboard, loft access, central heating radiator, and provides access to all principal rooms.

The lounge is a spacious and neutrally decorated room, featuring magnolia walls, a grey fitted carpet, and a tiled surround fireplace with flagstone mantle and hearth housing a multi-fuel stove. Dual aspect windows allow excellent natural light, complemented by two radiators and ample power points.

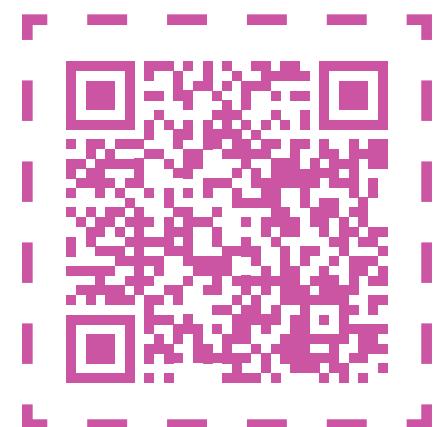
The kitchen is fitted with maple-style wall and base units, laminate worktops, and a breakfast bar. Appliances include an integral double oven, hob with extractor above, and space for a washing machine and fridge. A window overlooks the rear garden, and a partially glazed door provides external access.

There are three well-proportioned bedrooms. Bedroom one benefits from front-facing windows with wooden blinds and a built-in storage cupboard. Bedroom two is a spacious double room to the front, while bedroom three overlooks the rear garden. All bedrooms are carpeted and benefit from central heating radiators.

The bathroom is fitted with wet-wall panelling and comprises a bath with shower over, WC, and pedestal wash hand basin. Additional features include a chrome towel ladder radiator, wall-mounted heater, vinyl flooring, and an opaque rear-facing window.

Externally, the rear garden is enclosed with wooden fencing and includes a lawn area, clothes line, outside tap, and a block-built shed adjoining the property. The front garden is laid with stone chippings for ease of maintenance, and a large driveway provides generous off-road parking.

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 / Wick High School

## EPC

EPC - D

## Council Tax

Band - A

## Tenure

Freehold

## Viewing

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

## Extras

What3Words: ///yield.stuns.bagpipes

## Key Features

- **Sought After Location**
- **Three Bedrooms**
- **Semi-Detached Bungalow**



# Property Photos



# Property Photos



# Property Dimensions

## Front Vestibule 1.00m x 1.20m

This area of the home has magnolia painted walls and grey vinyl flooring. There is a pendant light fitting and a white partially glazed door gives access into the inner hall.

## Lounge 6.06m 3.62m

The neutrally decorated lounge has magnolia painted walls and benefits from a grey fitted carpet. There is a tiled surround fireplace with a flagstone mantle and hearth and contains a multi-fuel stove. This room benefits from dual aspect windows fitted with blinds and two central heating radiators. There are also ample power points and electrical sockets and an arial point. There is also a smoke alarm and a triple light fitting.

## Bedroom One 2.69m x 2.51m

This bright room has magnolia painted walls and a grey fitted carpet. There is a central heating radiator and a cupboard provides storage. This room benefits from a pendant light fitting, electrical sockets and a window, fitted with wooden blinds faces the front elevation.

## Bedroom Two 4.42m x 2.69m

This room is spacious and bright. A window with fitted blinds faces the front elevation. A carpet has been laid to the floor. There is a pendant light fitting and a central heating radiator.

## Inner Hall 3.83m x 2.59m (L&W)

The L-shaped hall has a grey fitted carpet. A hatch gives access to the loft void, there are double sockets and a central heating radiator. The hall benefits from a smoke alarm, a pendant light fitting and coving. A cupboard provides storage and doors give access to the lounge, kitchen, bathroom and three bedrooms.

## Kitchen 4.45m x 2.17m

The maple fitted kitchen has a good range of base and wall units with laminate worktops as well as a breakfast bar, a stainless-steel sink and drainer. Tiling has been fitted between the units. There is an integral double oven, a hob with an extractor fan above as well as space for a washing machine and fridge. Vinyl has been laid to the floor and there are two chrome light-fittings. A window faces the rear elevation and a partially glazed door leads outside.

## Bathroom 2.14m x 1.81m

The bathroom has been fitted with wet-wall throughout. There is a chrome towel ladder radiator and a bath with shower above. This room benefits from a pedestal basin, a WC and vinyl flooring. There is a flush light fitting, a wall mounted heater and an opaque window faces the rear elevation.

## Bedroom Three 3.14m x 3.76m

This lovely room benefits from a fitted carpet and has magnolia painted walls. There is a central heating radiator, a pendant light fitting and double sockets. A window, fitted with blinds faces the rear elevation.

# Property Dimensions

## Garden & Grounds

The rear garden is of good proportions and benefits from wooden fencing. There is an area of lawn and a clothes line as well as an outside tap. A block built shed adjoining the property provides further storage. The front garden is laid to stone chipping for low maintenance and there is also a large driveway which provides off-road parking.

## WICK

# Property Location

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, Superdrug, Argos, and B&M, as well as banks and a post office. The town is within easy driving distance of all amenities, including the hospital and doctor's 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 Inverness and Aberdeen and has good rail and coach services, as well as being close to ferry terminals with frequent daily services to Orkney.



## Moving home can be a Life-changing Experience

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## Why Choose Yvonne Fitzgerald Properties

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- Over 25 Years Experience.
- Drone Photography





# Yvonne Fitzgerald PROPERTIES

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.