



Services

Mains water, electricity and drainage is to a septic tank.

Extras

All carpets, fitted floor coverings, curtains, blinds and fridge freezer. A sit on lawnmower is available under separate negotiation.

Heating

Oil fired central heating.

Glazing

Double glazed windows throughout.

Council Tax Band

A

Entry

By mutual agreement.

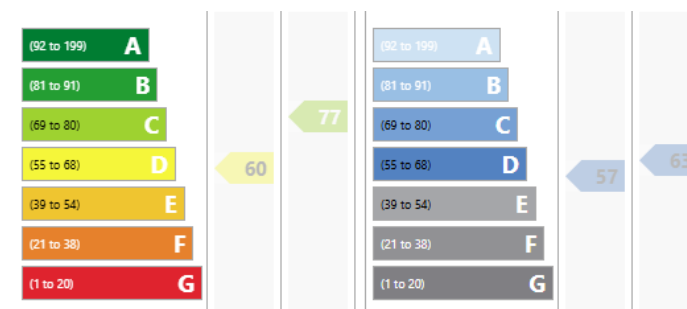
Viewing

Strictly by appointment via Munro & Noble Property Shop
 - Telephone 01955 602 222

Home Report

Home Report Valuation - £235,000

A full Home Report is available via Munro & Noble website.



DETAILS: Further details from Munro & Noble Property Shop, 22 Bridge Street, Wick, Caithness, KW1 4NG. Telephone 01955 602 222.

OFFERS: All offers to be submitted to Munro & Noble Property Shop, 22 Bridge Street, Wick, Caithness, KW1 4NG.

INTERESTED PARTIES: Interested parties are advised to note their interest with Munro & Noble Property Shop as a closing date may be set for receipt of offers in which event every endeavour will be made to notify all parties who have noted their interest. The seller reserves the right to accept any offer made privately prior to such a closing date and, further, the seller is not bound to accept the highest or any other offer.

GENERAL: The mention of any appliances and/or services does not imply that they are in efficient and full working order. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.



Rowan Cottage Auckengill, Wick KWI 4XP

A detached bungalow with two bedrooms, which is fully double glazed, has an agricultural garage and stunning views over the North Sea.

OFFERS OVER £235,000

📍 The Property Shop, 22 Bridge Street
 Wick

✉️ property@munronoble.com

☎️ 01955 602 222

📠 01955 603016

Property Overview



Detached
Bungalow



2 Bedrooms



1 Reception



Conservatory



2 Bathrooms



Oil



Garden



Outbuildings







Lounge

Property Description
 Situated in a quiet coastal community in the county of Caithness, and offering stunning views over the North Sea and Sinclair Bay this attractive two bedroomed detached bungalow has attractive accommodation spread over one floor, and will suit a number of prospective purchasers. Inside, a front vestibule and hallway leads to the double aspect lounge which takes advantage of the views and sunsets, and the fully fitted kitchen, with conservatory off. The fully equipped kitchen is practical and features a range of wall and base cabinets with worktops and complimentary tiling, and a stainless steel sink drainer with mixer tap. There is plumbing for a washing machine, and included in the sale is a Rangemaster gas cooker, along with an American style fridge-freezer. From the kitchen, you can access the conservatory. This versatile room forms heart of the home and is soaked in warm, ambient light through the triple aspect windows and French doors which lead to the side elevation offering indoor/outdoor living. It provides an excellent space for a dining table and chairs, as well as a sofa, making it perfect for informal dining and everyday family life. The hallway also gives access to two bedrooms, both which have the advantage of storage, with the principal bedroom having the perk of en-suite shower room. Completing the accommodation is the family bathroom which comprises a wash hand basin, WC and a bath with shower over, and is finished by partial tiling. Further pleasing features include oil fired central heating, an EV charging port, and double glazed windows and early viewing is encouraged.

Externally, the garden grounds surround the cottage and are laid to a combination of lawn and gravel. The front elevation is decorated with mature shrubs and plants, and has a perfectly positioned patio area to sit and enjoy the spectacular views, and enjoy some al-fresco dining. There is a substantial, gated driveway which lies to the side elevation offering excellent parking and turning for numerous vehicles, and in turn leads to the large agricultural outbuilding. This is completed by power, lighting, solar panels, a manual sliding door, as well as a pedestrian door. Also sited within the grounds are two garden sheds, a polytunnel and a timber framed outbuilding which is in need of repair. Its hosts a bedroom, and shower room, and is fitted with electric and lighting.

Auckengill lies approximately 6 miles south of John O' Groats and just 11 miles outside the town of Wick which is the most northerly town on the East Coast of Caithness and is on the very famous North Coast 500 (NC500) tourist route. The vibrant town offers good shopping, with a number of stores including a Tesco Supermarket, Boots Chemist, Argos, Pets at Home, B&M, Screwfix and Lidl. There are many leisure opportunities including a golf course and squash club, plus a public swimming pool/gymnasium. The property is within commuting distance of all amenities, including both Primary and Secondary Schooling, Caithness General Hospital and Doctors Surgery. The town also boasts a banking hub, a post office, and an airport,



Conservatory



Bathroom



Bedroom One

- Rooms & Dimensions**
- Entrance Vestibule
Approx 1.09m x 1.00m
 - Entrance Hall
 - Lounge
Approx 4.89m x 3.54m
 - Kitchen
Approx 5.19m x 2.81m
 - Conservatory
Approx 5.43m x 3.42m
 - Bathroom
Approx 2.50m x 2.01m
 - Bedroom Two
Approx 3.38m x 2.51m
 - Bedroom One
Approx 3.54m x 2.90m
 - Bedroom One En-Suite Shower Room
Approx 2.37m x 2.19m*
 - Agricultural Outbuilding
Approx 12.33m x 9.19m
 - Timber Outbuilding Bedroom
Approx 4.32m x 4.33m
 - Timber Outbuilding Shower Room
Approx 2.52m x 1.49m
- *At widest point



Bedroom One En-Suite Shower Room



Bedroom Two