

Services

Mains water, electricity, and drainage is to a septic tank. Bottled LP gas is required for the kitchen hob.

Extras

All carpets, fitted floor coverings, curtains and blinds. Free-standing white goods, and wendy house.

Heating

House: Oil fired central heating.

Kitchen: Underfloor electric heating in the tiled area only.

Glazing

Double glazed windows throughout.

Council Tax Band

D

Entry

By mutual agreement.

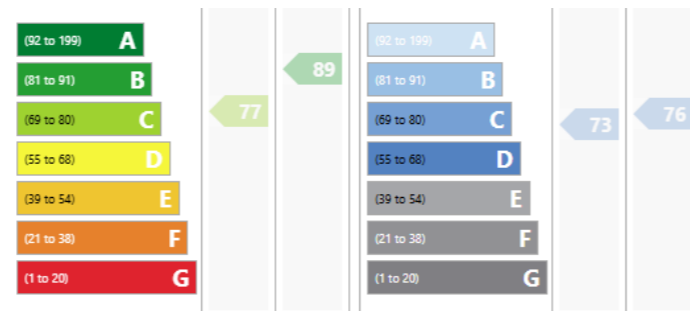
Viewing

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

Home Report

Home Report Valuation - £245,000

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



Achoy Watten, Wick KW1 5XJ

A pristine three, double bedded house, with attached garage and extensive ground which will suit families and those looking for a peaceful setting.

OFFERS OVER £243,000

📍 The Property Shop, 22 Bridge Street, Wick

✉ property@munronoble.com

☎ 01955 602 222

📠 01955 603016

Property Overview



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.

Bedroom One



Bedroom One En-Suite Shower Room



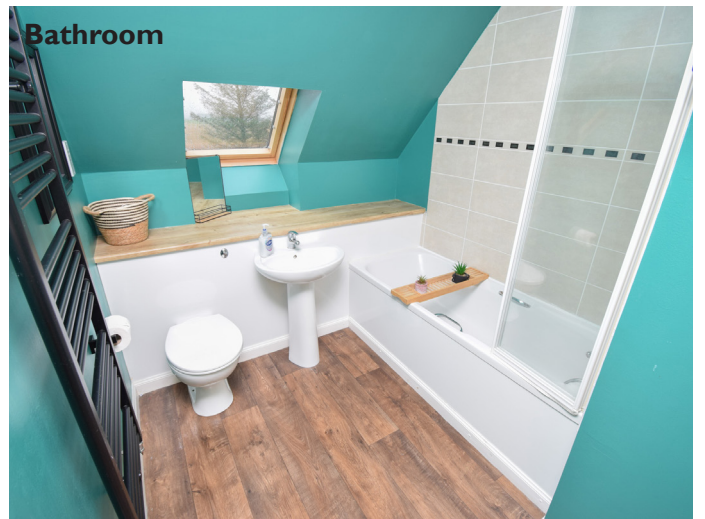
Bedroom Two



Bedroom Three



Bathroom



Kitchen/Family Room



Kitchen/Family Room



Kitchen/Family Room



Utility Room



Shower Room



Lounge/Dining Room



Property Description

Nestled in the serene countryside on the outskirts of Wick, Achoy is an impressive, architect built three bedroomed home which offers an unparalleled blend of spaciousness and comfort, while having the advantage glorious garden grounds which extend to 1.2 acres and boasts panoramic views overlooking the neighbouring land. Viewing is essential to appreciate the tranquil setting, as well as the clever use of glazing, which allows an abundance of light, generating a bright and airy environment throughout this attractive home. The current owners have sought perfection through a number of excellent additions, with the home offering a wealth of features including modern wall panelling, oil/underfloor heating, double glazed windows, and ample storage provisions, with cupboards in the vestibule, hallway and the mezzanine landing. As you step inside, you're greeted by an inviting entrance vestibule and hallway, which leads to the double aspect lounge/dining room which is generous in size and has patio doors which open onto the prime positioned decking area, a fitted kitchen with utility room off and a stylish shower room. The substantial, kitchen/family room forms the heart of the home, and sets the stage for entertaining, delicious dinners and or just to relax as it provides space for a sofa. There is also underfloor heating in the tiled area of this room. This well appointed room offers stunning views and access to the rear elevation through its patio doors, and has contemporary wall and base mounted cabinetry with matching breakfast bar, and hosts a ceramic sink with mixer tap and splashbacks. There is a free-standing dishwasher, and integrated appliances include a fridge-freezer, a gas hob with extractor fan over, and an eye-level oven/grill. From here, there is door to the utility room which has mounted units, a washing machine and tumble dryer, an additional sink and a further door to the single garage which has electricity, lights and a roller door. The hallway has a staircase with a large front facing window and this leads to the first floor accommodation which has a bright and airy mezzanine landing and gives access to the three, double bedrooms, with the principal bedroom having the luxury of an en-suite shower room, and all three rooms boasting fitted storage facilities. Completing the accommodation is the bathroom which is delicately decorated with stylish tiling and has a wash hand basin, WC and a bath with shower overhead.

Outside, the gated property sits on an extensive plot which is laid to lawn and is surrounded by mature trees and countryside. The boundaries are formed by post and wire fencing, offering a safe space for children to enjoy the outdoors. The front elevation has a tarmac driveway which provides sufficient off-street turning and parking for numerous vehicles. Located at the rear is a raised decking area, positioned perfectly to enjoy the sunshine, and is a superb spot for alfresco dining. This immaculate home is the perfect purchase for families and is one not to be missed. Watten is a small village midway between Wick and Thurso and lies at the end of Loch Watten. The village provides primary schooling, and has a local shop, garden centre and small hotel. The Royal Burgh of Wick is just a short drive away and has a number of local amenities including a Tesco Supermarket, Boots Chemist, banks and schooling.

Dining Area



Mezzanine Landing



Rooms & Dimensions

Entrance Vestibule
Approx 1.73m x 1.66m

Entrance Hall

Lounge/Dining Room
Approx 4.04m x 7.22m

Kitchen/Family Room
Approx 8.64m x 3.46m

Utility Room
Approx 1.64m x 3.62m

Shower Room
Approx 2.02m x 1.66m

Mezzanine Landing

Bedroom One
Approx 5.57m x 5.05m

Bedroom One En-Suite Shower Room
Approx 2.76m x 1.43m

Bathroom
Approx 2.13m x 3.36m

Bedroom Three
Approx 3.55m x 3.49m*

Bedroom Two
Approx 5.46m x 5.64m

Garage
Approx 3.11m x 7.10m

*At widest point

