



#### Services

Mains water, electricity and drainage.

#### Extras

All fitted floor coverings, curtains and blinds.

#### Heating

Electric central heating.

#### Glazing

uPVC double glazing throughout.

#### Council Tax Band

A

#### Viewing

Strictly by appointment via Munro & Noble Property Shop

Telephone 01955 602222

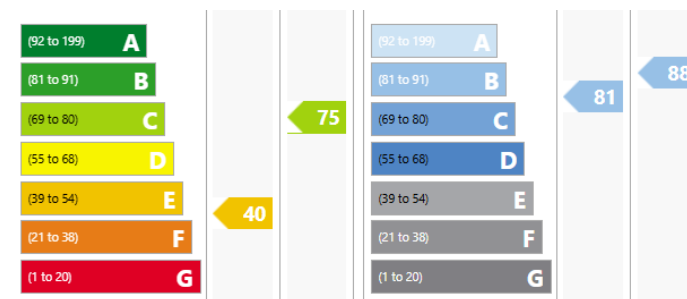
#### Entry

By mutual agreement.

#### Home Report

Home Report Valuation - £100,000

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



## 2 Achingale Place Watten Caithness KW1 5YP

A two bedroom semi-detached cottage located in a quiet cul-de-sac in the rural village of Watten.

**OFFERS OVER £100,000**

The Property Shop, 22 Bridge Street  
 Wick

property@munronoble.com

01955 602222

01955 603016

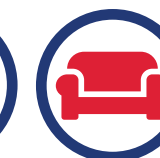
#### Property Overview



Semi-Detached  
 Bungalow



2 Bedrooms



1 Reception



1 Shower Room



Electric



Garden



Garden  
 Shed





**Property Description**

A wonderful opportunity to purchase a two bedroom semi-detached bungalow located in the quiet village of Watten. With neutral décor throughout, the accommodation comprises, kitchen/diner, lounge, shower room and two double bedrooms. Entering the property into the front vestibule, continuing through the hallway to the kitchen with wooden wall and base mounted units, the kitchen comprises, laminate worktops, stainless steel sink with chrome taps and electric hob, oven and grill. The rear vestibule has a half glazed uPVC door giving access to the rear garden. The property benefits from uPVC double glazing throughout and electric central heating. The shower room comprises, WC, vanity unit sink and shower cubicle with electric power shower. The front and rear gardens are mainly laid to lawn with mature shrubs and hedges over privacy and shade with concrete storage shed. Watten is a small village midway between Wick and Thurso. It lies at the end of Loch Watten, which is the largest body of water in Caithness, the loch is famous for its brown trout fishing. The local public house is also named the Brown Trout after the famous local produce. The village provides primary schooling, local shop, garden centre and small hotel. There are regular bus and rail services south. From Wick Airport there are recurring scheduled air services. Inverness is approximately two and a half hours drive.



**Rooms & Dimensions**

Entrance Vestibule  
Approx. 1.50m x 1.10m

Kitchen/Diner  
Approx. 3.98m x 3.10m

Lounge  
Approx. 3.98m x 2.98m

Shower Room  
Approx. 2.34m x 1.45m

Bedroom Two  
Approx. 3.34m x 3.10m

Bedroom One  
Approx. 3.33m x 3.14m

