



Services

Mains water, electricity and drainage.

Extras

All carpets, fitted floor coverings, curtains and blinds.
A washing machine and tumble dryer.

Heating

Oil fired central heating.

Glazing

Double glazed windows throughout.

Entry

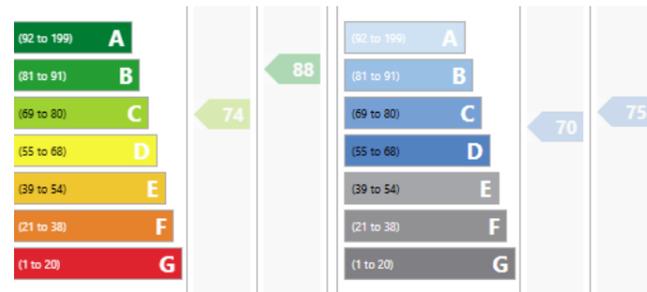
By mutual agreement.

Viewing

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

Home Report

Home Report Valuation - £260,000
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.

**Fairfield
Ackergill, Wick
KWI 4RG**

A spacious, detached bungalow that has three bedrooms, is fully double glazed with an integral garage and off-street parking.

OFFERS OVER £260,000

The Property Shop, 22 Bridge Street
Wick

property@munronoble.com

01955 602 222

01955 603016

Property Overview

- Detached Bungalow
- 3 Bedrooms
- 2 Receptions
- Office Potential
- 2 Bathrooms
- Oil
- Garden
- Garage

Open Plan Kitchen/Diner/Family Room



Open Plan Kitchen/Diner/Family Room



Open Plan Kitchen/Diner/Family Room



Utility Room



Bathroom



Bedroom One



Bedroom One En-Suite Shower Room





Property Description

Located in the picturesque hamlet of Ackergill this three bedroomed, detached bungalow with integral garage has double glazing, oil fired central heating, off-street parking and stunning views over the surrounding countryside and beyond. A tarmac driveway is located to the front elevation, providing ample parking space for a number of vehicles and leads to the garage that has power, lighting, an electric roller door as well as an integral door leading into the property. Internally, the accommodation has an entrance vestibule, an entrance hall (with two large storage cupboards) a formal lounge with bay windows which let in a natural abundance of light and features an electric fire on a slate hearth, and open plan kitchen/diner/family room, with utility room off. The open plan layout of the kitchen/diner/family room forms the heart of the home and is double aspect, having windows to the front and rear elevation. This well appointed room provides sufficient space for a large table and chairs, and comprises modern wall and base mounted units with worktops and splashback tiling with matching island, and has a 1 1/2 stainless steel sink with mixer tap and drainer. The integrated goods include an electric oven/grill, a gas hob with extractor hood over, a fridge-freezer and a dishwasher. Located off the kitchen is the utility room. This room gives access to the rear garden and garage and comprises base mounted units with worktops, an additional sink with drainer and taps, and included in the sale is the free-standing washing machine and tumble dryer. The hallway gives access to a bathroom and three double bedrooms, with two of the bedrooms benefitting from fitted storage cupboards, and the principle bedroom boasts an en-suite shower room comprising a WC, a wash hand basin and a shower cubical with mains shower.

Externally, the rear elevation can be accessed directly from the utility room, is fully enclosed by stone walling and is laid to a combination of lawn and patio, with a decking area perfectly positioned to enjoy the sunshine. Sited here and included in the sale is the greenhouse. This property will suit a variety of potential purchasers including first time buyers and the young and elderly alike, and viewing of this property is recommended to fully appreciate the size of the accommodation within.

The village of Ackergill is located 1 mile north of Wick the most northerly town on the East Coast of Scotland. It is a Royal Burgh and County town with Council offices and the Sheriff Court, offering shoppers multiple stores such as Boots, Co-op, Lidl, B&M, Tesco, Superdrug and Argos. Primary and secondary education is fully provided. Sporting facilities include a fine links golf course, squash club and public swimming pool/gymnasium. Wick has an airport with direct flights to Aberdeen and Edinburgh and a railway link to Inverness and further south.



Bedroom Two/Study



Bedroom Three



Rooms & Dimensions

Entrance Vestibule
Approx 1.61m x 1.47m

Entrance Hall

Lounge
Approx 4.19m x 5.98m

Bedroom Two/Study
Approx 4.19m x 3.20m

Bedroom One
Approx 5.13m x 4.20m

Bedroom One En-Suite
Shower Room
Approx 1.35m x 2.65m

Bedroom Three
Approx 3.85m x 3.41m

Bathroom
Approx 3.30m x 2.10m

Open Plan Kitchen/Diner/
Family Room
Approx 6.98m x 4.49m

Utility Room
Approx 4.49m x 1.59m

Garage
Approx 3.57m x 5.65m

