



Bagend Roadend, Stanstill Watten

Offers Over £135,000



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1 BEDS | 1 BATH | 1 RECEPTION

Property Information

Yvonne Fitzgerald is delighted to bring to the market this charming country cottage, which is in a scenic rural setting, a short driving distance from Wick. This cosy home is extremely private and is surrounded by mature trees, hedging and flowers. This is the ideal rural home for someone who is wanting to get away from it all for a change of lifestyle. The property is accessed through a lean-to porch which gives access to a generous utility room. The utility in turn leads to the well-presented front hall that leads to the lounge and two double bedrooms. The lounge has both feature and mural walls and incorporates a cosy multi fuel stove which is surrounded by a wooden fireplace. The two double bedrooms are both bright and are of good proportions. There is a shower room with a feature stone floor in the shower enclosure and the stone basin is built into a vanity unit. Beside the shower room is the country kitchen which has been designed in keeping with the character of the home. The kitchen benefits from a freestanding cooker, a fridge freezer as well as a steel Belfast sink.

The garden extends to approximately a third of an acre and is well established. The garden grounds are mainly laid to lawn with many varieties of plants, hedging, trees with a small area of astro turf to the rear. There is also parking for two cars within the driveway.

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 house is within easy driving distance of all amenities, including the hospital and doctor's surgery.



Extra Information

Services

School Catchment Area is - Watten Primary, Wick High School

EPC

EPC - E

Council Tax

Band - A

Tenure

Freehold

Viewing

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

Extras

What3Words: [///burglars.laying.rooting](#)

Key Features

- Two Bedrooms
- Utility Room
- 1/3 Acre garden
- Off-road parking
- Rural Location



Property Photos



Property Photos



Property Photos



Property Dimensions

Porch 1.84m x 4.40m

A barn style door gives access into the lean-to porch. There are triple aspect windows, a central heating radiator and shelving. An opening gives access to the utility.

Utility 1.80m x 2.50m x 1.76m

This room benefits from a central heating radiator as well as wall lights. There is a window to the side elevation. Vinyl has been laid to the floor and there are double sockets. An opening gives access to the front hall.

Front Hall 3.65m x 072m

This area of the home has white painted walls and grey laminate flooring. There is a central heating radiator, a dropdown light fitting and a power point. This area of the home houses the consumer unit. Doors lead to the lounge and two bedrooms.

Bedroom One 2.69m x 4.20m

This generous bedroom has a beautiful feature wall and grey vinyl flooring. There is a recessed shelved alcove, a central heating radiator and dual aspect windows. This room benefits from a pendant light fitting.

Bedroom Two 3.73m x 3.16m

This spacious room is of good proportions. Oak vinyl has been laid to the floor. A hatch gives access to the roof void, there is a pendant light fitting, power points as well as a central heating radiator. This room benefits from a window, fitted with a roller blind to the rear elevation.

Lounge 4.02m x 4.19m

The well-presented lounge has both a feature papered wall as well as a mural. A focal point within this room is the wooden fireplace with a tiled surround and cosy enclosed log fire. There is a pendant light fitting, ceramic floor tiles and a window to the front elevation. This room benefits from double sockets and a central heating radiator. The lounge gives access to the front and rear hall.

Rear Hall 1.52m x 1.15m

This bright room benefits from built in shelving. There is a ceiling downlighter, an access hatch to the loft void and vinyl has been laid to the floor. Doors give access to the kitchen and shower room.

Kitchen 3.37m x 2.56m

This well-presented room has a feature papered wall and vinyl flooring. The character kitchen has built in tiled work tops with shelving underneath which maximises storage space. There is a fridge, a freestanding cooker and a steel Belfast sink. Wall mounted shelving has built in lighting and there are also dual aspect windows which have been fitted with blinds. This bright room benefits from a ceiling downlighter and a central heating radiator. A door gives access to the rear garden.

Property Dimensions

Shower Room 2.06m x 2.28m

The generous shower room has a lovely ceramic basin which has been built into a wooden vanity unit. The open shower has been tiled and has a Mira Print shower unit as well as a feature stone shower base. There are ceramic tiles laid to the floor and a ceiling downlighter. A central heating radiator and wall mounted shelving can also be found within this bright room. A window faces the front elevation and there is also an extractor fan light.

Garden Grounds

The well-established garden grounds extend to 1/3 of an acre and are fully enclosed with many varieties of mature trees, hedging and flowers. There is a driveway with parking for two cars as well as an area of astro turf and steel shed. This quaint cottage is also serviced by oil central heating.

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 house 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.



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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.