

Meadow View Ackergill

**Offers over
£200,000**



- 3 Bedrooms
- Detached bungalow
- Traditional stone built
- Walk in condition
- Wraparound garden
- Garage

A cosy 3 bedroom detached bungalow in the picturesque location of Ackergill. It is of traditional stone build and has an attached garage with a low maintenance wraparound garden.

Situated in a semi-rural location but only 2 miles into Wick town centre that has shops, leisure facilities, doctor & dental surgeries, high school and excellent transport links. Outdoor enthusiasts will love the easy access to close walking routes including the beautiful Ackergill Harbour, dramatic coastal walks, and the renowned John O'Groats Trail.

The property comprises: hall, lounge, kitchen/diner, bathroom and 3 double bedrooms plus an attached garage.

Oil central heating and double glazed throughout. Council tax band C and EPC rating E. For a Home Report and the 360 tour, please go to our website www.pollardproperty.co.uk

What3Words ///robot.increased.cool

**Hall** **19' 4" x 3' 3" (5.9m x 1m)**

Enter into the main hall which has a vinyl floor threshold which continues onto a fitted carpet. The hall is bright and sunny due to a window overlooking the front garden. It is neutrally decorated with doors accessing bedrooms 2 and 3, bathroom and lounge.

Bathroom **9' 6" x 6' 3" (2.9m x 1.9m)**

This warm and bright bathroom is tastefully decorated in neutral tones, creating a clean and welcoming space. It features a white suite comprising a toilet, pedestal wash hand basin, bath, and a separate shower cubicle. The mains-powered shower is enclosed with a wet wall splashback for easy maintenance, while the rest of the bathroom is finished with stylish tiled splashbacks. Additional features include a chrome heated towel rail, ceiling-mounted extractor fan, and a recessed frosted window, ensuring both ventilation and privacy.

Bedroom 3 **13' 5" x 10' 6" (4.1m x 3.2m)**

A spacious double bedroom which is carpeted and has a deep recessed window overlooking the front garden and surrounding countryside.

Bedroom 2 **11' 2" x 9' 10" (3.4m x 3m)**

A cosy double bedroom that is decorated in neutral tones. It is carpeted with a built in cupboard and a window overlooking the rear garden and fields.

Lounge **18' 8" x 13' 5" (5.7m x 4.1m)**

This well-presented lounge offers generous living space and benefits from a dual aspect, allowing natural daylight to flood the room throughout the day. Neutrally decorated and fully carpeted, it provides a warm and welcoming atmosphere. The room features convenient access to both the main hall and rear hall, enhancing the flow of the home.

Rear hall **6' 11" x 4' 3" (2.1m x 1.3m)**

A connecting hallway that allows access to the lounge, bedroom 1 and the kitchen/diner. It is neutrally decorated, carpeted and has handy wall coat hooks.

Bedroom 1 **13' 5" x 11' 10" (4.1m x 3.6m)**

A generously sized double bedroom, with a built in cupboard, is tastefully decorated in neutral tones and fully carpeted for comfort. This bright and airy room benefits from a dual aspect, with deep recessed windows offering pleasant views to both the front and side of the property.

Kitchen/Diner **15' 1" x 10' 2" (4.6m x 3.1m)**

An inviting kitchen/diner which is flooded with natural daylight by 3 windows overlooking the front garden and surrounding countryside plus a half glazed external door. The room has a tiled floor and is decorated in a neutral tones. There are country style pine fitted floor and wall units with a cream worktop and tiled splashback. The integrated appliances are: fridge freezer, dishwasher and cooker hood. There is plumbing for a washing machine and tumble dryer and space for a standalone electric cooker. These appliances are included in the sale.

Garage **24' 11" x 14' 9" (7.6m x 4.5m)**

An attached garage which is accessed externally and has an up and over garage door, a side door and a large window overlooking the rear garden.

Garden

The front garden features a driveway, an outside tap, and a path with a well maintained lawn and established hedging. To the rear, the low maintenance garden offers a blend of lawn and patio area, along with a practical wooden shed for storage. The wraparound garden is enclosed by a traditional stone dyke wall.



Included in sale: carpets, curtains, blinds, electric cooker, tumble dryer and washing machine.

Please call Pollard Property on 01847 894141 to arrange a viewing.





Ground Floor



Asking Price in Scottish Legal Form to Pollard Property. **Viewing** by appointment through Pollard Property, call 01847 894141. **Entry** by arrangement **For current tax bandings:** www.saa.gov.uk **Mortgage Information:** please phone us to discuss your requirements. **Valuation:** If you would like a **FREE**, no obligation valuation and market appraisal on your property please contact us on 01847 894141.

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