



Auckengill, Wick

Offers Over £300,000



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5 BEDS | 3 BATH | 2 RECEPTION

Property Information

This beautifully presented storey and a half family home offers flexible and comfortable accommodation over two levels. There are panoramic views from every aspect as well as a generous garden plot with raised vegetable borders, a garage, greenhouse as well as many varieties of established flowers and mature trees.

Internally this lovely home is mainly neutral in décor and offers family living at its best. The lounge has been ideally placed to enjoy a superb outlook over the North Sea and also benefits from a cosy stove fire as well as dual aspect windows. The beech fitted kitchen is well equipped and has a feature arch. This room is open plan with the beautiful dining room. The dining room has patio doors which lead out to a seating area within the garden grounds and benefits from superb views. Located off the kitchen is a useful utility room. A craft room could be utilised as another bedroom and there is also a superb bathroom which benefits from a shower as well as a bath. Two bright double bedrooms, one of which benefits from an en suite completes the downstairs living accommodation.

Upstairs is a family room which at present incorporates an office. This room could be utilised as a bedroom with a dressing room. There are two further double bedrooms both of which are of good proportions and benefit from built in storage as well as a family bathroom.

This is a wonderful home which is ideal for a family living and also benefits from excellent storage space with outstanding coastal views.

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.



Extra Information

Services

School Catchment Area is - Keiss Primary, Wick High School

EPC

EPC - C

Council Tax

Band -

Tenure

Freehold

Viewing

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

Extras

What3Words:

Key Features

- **Five Bedrooms**
- **Craft Room**
- **En-Suite**
- **Sea Views**



Property Photos



Property Photos



Property Photos



Property Photos



Property

Dimensions

Hall 6.62m x 1.22m & 5.39m x 1.24m

Accessed via a UPVC door, the L-shaped inner hall is bright with white painted walls and a beige fitted carpet. There are wall-lights, double sockets and two generous storage cupboards. Stairs lead to the first floor, pine doors lead to the lounge, kitchen and three bedrooms and bathrooms. There is also a pendant light fitting and a central heating radiator.

Kitchen/Diner 3.60m x 5.59m

This beautiful room has a feature arch and is of good proportions. There are beech base and wall units with laminate worktops as well as a stainless-steel sink with a drainer. Between the units has been tiled and there is also a gas cooker with a double oven. Space can be found for a fridge and there is also coving with built in lighting. There are two pendant light fitting and a central heating radiator. A window faces the rear elevation and double-glazed doors open up into the garden. An arch creates a feature within this room and a pine door gives access to the utility room.

Bedroom One 3.66m x 3.93m

This generous room is of good proportions. A carpet has been laid to the floor. There is coving, a central heating radiator and double sockets. A window faces the rear elevation.

Craft Room 3.97m x 2.97m

This room is front facing and enjoys a woodland view. There are built-in base and wall units, a sink with drainer as well as a useful workstation. A cupboard provides further storage. There is also double sockets, coving and a pendant light fitting. Laminate has been laid to the floor, there is a central heating radiator and a window allows plenty of natural light to flood through.

Lounge 4.08m x 5.39m

This superb room is spacious and bright with two large picture windows. The views from this room are spectacular. Laminate has been laid to the floor, there are two central heating radiators, coving and a triple light fitting. The walls have been painted white and a cosy multi fuel stove which sits on a slate tiles hearth adds character to the room. There are ample double sockets, a smoke alarm and heat detector.

Utility 1.73m x 2.90m

This light and bright room benefits from both wall and base units as well as shelving. There is a stainless-steel sink with drainer, coving and laminate flooring. The utility benefits from a pendant light fitting, the walls have been partially tiled and a hardwood door leads outside.

Bathroom 3.61m x 2.31m

With white painted walls, this light, bright room is immaculately presented. There is a recessed shower and bath, a pedestal basin and a WC. The walls have been partially tiled and oak laminate has been laid to the floor. This room benefits from coving, an extractor fan and pendant light fitting. There is also a central heating radiator and wall mounted mirror. An opaque window faces the rear elevation.

Bedroom Two 4.09m x 3.24m

This generous room boasts two double cupboards with excellent storage space. A carpet has been laid to the floor; there is coving and a pendant light fitting. It is a bright bedroom which also benefits from a central heating radiator and a window to the front elevation. A door gives access to the en-suite shower room.

Property

Dimensions

En-Suite Shower Room 1.20m x 2.62m

This immaculately presented room benefits from a recessed shower enclosure as well as a WC and wall mounted basin. There is a circular mirror, a central heating radiator as well as an extractor fan and a pendant light fitting. Laminate has been laid to the floor. This spacious room also has tiling partially fitted to the walls.

Family Room/ Bedroom Three 5.97m x 5.55m (L&W)

Offering panoramic views, this bright L-Shaped room has been ideally positioned within the home to enjoy the coastal views. There are two central heating radiators, wall and ceiling lights as well as built in storage cupboards. A beige carpet has been laid to the floor, there are dual aspect windows and double sockets. A door gives access to the study which could also be utilised as a dressing room.

Bedroom Four 4.73m x 3.03m

This partially coombed room is of good proportions and benefits from a built-in wardrobe as well as storage into the eaves. The walls have been painted white and a carpet has been laid to the floor. There is a velux window, double sockets and a central heating radiator.

Bathroom 1.69m x 3.24m

The bathroom is of good proportions and benefits from a bath with tiling above as well as a WC and a pedestal basin. There is a wall mounted cupboard, an extractor fan as well as a central heating radiator. Tiles have been laid to the floor, there is a chrome light fitting and a velux window faces the rear elevation.

Stairs & Top Landing 3.25m x 4.15m

A carpeted stairwell leads to the first-floor landing. A velux window faces the front elevation and a beige carpet has been laid to the floor. There is a central heating radiator and a hatch gives access to the loft void. This area of the home also benefits from coving, a heat detector and two pendant light fittings.

Study/Dressing Room 2.61m x 2.20m

This front facing room has white painted walls and benefits from a fitted carpet. There are wall mounted shelves with hanging rails as well as a wall light. This room also benefits from a double socket and velux window.

Bedroom Five 4.73m x 2.84m

This light and bright double room is located to the rear of the home. Laminate has been laid to the floor; there is a built-in storage cupboard as well as a central heating radiator. A velux window allows daylight to flood through, there is also a pendant light fitting and double sockets. This bedroom also benefits from wall mounted shelving and eaves storage.

Garage 7.00m x 4.05m

The large single garage benefits from built-in shelving as well as base and wall units. The garage also houses the oil central heating boiler and power. A window faces the side elevation and a hardwood door gives access to the garden. There is also a water tap within the garage.

Property Dimensions

Garden & Grounds

The property is access via double gates which lead to a gravel drive. There is a greenhouse, wooden shed, bin and log store with raised planters to both the front and rear elevations. The gardens are sectioned into different areas with many varieties of established trees, flowers and hedging as well as some vegetables. The gardens are mainly laid to lawn to the side elevation which looks directly to the North Sea. The gardens are fully enclosed and also benefit from ranch style fencing.

Extra Information

A key feature of his stunning property is the space, with over 2000 square feet, this makes the ideal family home.

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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