



Tower Square, Ackergill

Offers Over £120,000



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3 BEDS | 1 BATH | 1 RECEPTION

Property Information

Yvonne Fitzgerald is delighted to bring to the market this lovely three-bedroom semi-detached home located in the sought-after village of Ackergill, just outside Wick. Offering comfortable family living over two levels, this attractive property benefits from bright and spacious accommodation, modern interiors and generous enclosed garden grounds.

Internally, the home comprises a welcoming hallway leading to a bright and spacious lounge with a cosy woodburning stove, creating a warm and inviting living space. The stylish modern kitchen/diner has been beautifully fitted with contemporary grey units, complementary worktops and integrated Neff appliances, with ample space for family dining. A modern shower room, finished to a high standard with a large walk-in shower, further enhances the downstairs accommodation alongside a useful utility room and a well-proportioned ground floor bedroom.

Upstairs, there are two further generous bedrooms, both offering excellent storage facilities and plenty of natural daylight.

Externally, the home enjoys enclosed garden grounds to the front, side and rear. The front garden is mainly laid to lawn with mature hedging, while the rear garden also benefits from lawn, a raised decking area ideal for outdoor entertaining and a large shed providing excellent storage.

Located in the village of Ackergill, this beautiful home is located a short driving distance in to Wick where there is an excellent range of local amenities. 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, Lidl, Superdrug, Pets at Home, 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 Doctors 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 Aberdeen and has good rail and coach services, as well as being close to ferry terminals with frequent daily services to Orkney.



Extra Information

Services

School Catchment Area is - Noss Primary School / Wick High School

EPC

EPC - F

Council Tax

Band - A

Tenure

Freehold

Viewing

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

Extras

What3Words: [///limiting.outsmart.beginning](https://www.what3words.com/limiting.outsmart.beginning)

Key Features

- Sought-after village location in Ackergill
- Three well-proportioned bedrooms
- Excellent storage throughout



Property Photos



Property Photos



Property Photos



Property Photos



Property

Dimensions

Hallway 5.22m x 1.98m (Longest & Widest)

Accessed via a UPVC door with a glazed panel, this welcoming hallway benefits from papered walls and wood-effect vinyl flooring. Above a pendant light fitting and coving can be found; there is also a central heating radiator on the wall. Doors lead to the lounge, kitchen, bathroom, and downstairs bedroom as well as the rear porch. A straight, carpeted staircase leads to the first-floor landing.

Kitchen / Diner 5.25m x 2.35m

This stunning kitchen benefits from modern grey wall and base units with complementary marble-effect worktops and white tile splashback. There is a stainless-steel sink with a drainer and mixer tap. This kitchen also offers an integral induction Neff hob, as well as an electric Neff oven with a modern extractor fan above. There is also space for a dishwasher and fridge / freezer. This room also benefits from a large UPVC window that faces the rear elevation. The walls have been painted, and the flooring has been laid to herringbone vinyl flooring. A central heating radiator can be found to the wall, and above modern spotlights can be found. This room also benefits from ample power points, and there is room for a dining table at the bottom of the kitchen.

Rear Porch 1.10m x 1.30m

There is a UPVC door with a glazed panel that gives access to the rear garden. The flooring has been laid with wood-effect vinyl, and the walls have been painted. Above there is a light fitting. A door leads to the utility room.

Bedroom One 2.86m x 2.38m

This room benefits from a UPVC window that faces the front elevation. The walls have been painted, and the flooring has been laid to grey-wood effect vinyl. Above there is coving and a pendant light fitting. This room also benefits from a storage cupboard with shelf and hanging space. There is also a central heating radiator on the wall.

Lounge 4.38m x 4.05m

This bright and welcoming room benefits from a large UPVC window that faces to the front elevation and lets in a lot of natural daylight. The walls have been painted, and the flooring has been laid to wood-effect vinyl. This room also benefits from a wood burner with a wood surround. Above, a three-piece light fitting and coving can be found. There is also a central heating radiator and modern wall lights on the walls.

Shower Room 2.38m x 1.98m

This modern bathroom has a w.c. that has been built into a unit with storage space and basin with mixer tap above. There is a large walk-in Triton electric shower with a wet wall surround. The walls have been painted, and the flooring has been laid with tiles. This room also benefits from a modern upright radiator, and there is an opaque window to the side elevation. Above a flush light fitting can also be found.

Utility Room 1.44m x 2.37m (Longest & Widest)

This useful room has a laminate worktop with space for a washing machine and tumble dryer below. There is also a small cupboard that houses the electrics. The flooring has been laid with wood-effect vinyl, and the central heating boiler can also be found in this room. Above, a light fitting can also be found.

Stairs to 1st floor landing

A straight carpeted staircase leads to the first-floor landing. The walls have been papered, and above a pendant light fitting, loft access can be found. There is also a storage cupboard that houses the hot water cylinder. Doors lead to both upstairs bedrooms.

Property

Dimensions

Bedroom Two 3.85m x 4.37m

This slight, combed room is of good proportions and benefits from fantastic storage space throughout. The walls have been painted, and the flooring has been laid with grey carpet. There is a UPVC window that faces the front elevation that lets in a lot of natural daylight. Above there is a pendant light fitting, and there is also a central heating radiator to the wall. Throughout ample power points can be found.

Garden

This property benefits from lovely enclosed garden grounds. The front is mainly laid to lawn and benefits from mature hedging and a path leading to the house as well as to the side garden.

To the side, there is a useful area for storing bins, and the path leads to the rear garden. The rear garden has mainly been laid to lawn; it benefits from a raised decking as well as a large shed at the bottom of the garden.

Bedroom Three 2.96m x 3.45m

This bedroom has painted walls, and the flooring has been laid to carpet. There is a window that faces the side elevation. Above there is a pendant light fitting, and there is also an electric radiator on the wall. This room also benefits from a very large storage cupboard that runs the length of the room.

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.