



45 Ackergill Crescent, Wick

Offers Over £65,000

2 BEDS | 1 BATH | 1 RECEPTION

Property Information

Yvonne Fitzgerald is delighted to bring to the market this well-proportioned top floor flat, situated in a convenient location in Wick. Offering comfortable accommodation throughout, together with a generous corner garden.

The property is accessed via a carpeted staircase leading to the first-floor landing, where all of the principal rooms are accessed. The bright and spacious lounge is a welcoming room with a feature fireplace with tiled surround, a front-facing window and useful built-in storage, with the electrics housed within a separate cupboard.

The kitchen is fitted with a range of matte wall and base units with laminate worktops and a complementary splashback. There is a stainless-steel sink with drainer, space for a freestanding cooker and washing machine. A rear-facing window provides natural light.

The property offers two generously proportioned double bedrooms, both benefiting from built-in storage and rear-facing windows. The family bathroom completes the accommodation and comprises a bath with Triton shower, WC and pedestal wash hand basin, with a combination of tiling and wet-wall panelling.

Externally, the property benefits from a good-sized corner garden which is predominantly laid to lawn, providing a generous outdoor space. A timber shed offers useful additional storage.



Extra Information

Services

School Catchment Area is Noss Primary School / Wick High School

EPC

C

Council Tax Band

A

Tenure

Freehold

Viewing

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

Extras

What3Words:///forwarded.revisits.conned

Key Features

- Well-proportioned top floor flat
- Convenient location
- Two generous double bedrooms
- Gas central heating
- Good-sized corner garden, mainly laid to lawn
- Excellent opportunity for first-time buyers



Property Photos



Property Photos



Property Photos



Property Dimensions

Stairs to 1st Floor Landing 3.15m x 1.38m (Longest & Widest)

A carpeted straight stairway leads to a wooden door with two glazed panels, inside is the hallway which gives access to all principal rooms. There is a storage cupboard which houses the gas central heating boiler, a hatch for the loft void, two pendant light fittings, smoke alarm and a central heating radiator.

Kitchen 3.38m x 3.16m

The kitchen has matte wall and base units with laminate worktop and complimentary splash back, stainless steel sink with drainer and mixer tap. There is space for a freestanding cooker and washing machine and there is also a built-in storage cupboard. A window faces the rear elevation and there is a central heating radiator, pendant light fitting and ample power points.

Bathroom 2.12m x 2.10m

This room has mosaic patterned vinyl flooring, tiles, painted and wet wall walls. There is a pedestal sink, w.c. and a bath with Triton shower above. An obscured window faces the rear elevation; there is also a pendant light fitting and central heating radiator.

Garden

The property benefits from a good-sized corner garden, mainly laid to lawn and offering a generous outdoor space. A timber shed provides useful storage.

Lounge 4.69m x 3.83m

This well-proportioned room has pastel coloured painted walls and wood effect vinyl flooring. The focal point within the room is the fireplace with tiled surround, a window faces the front elevation and there is a central heating radiator and pendant light fitting. There is also a storage cupboard which houses the electrics.

Master Bedroom 4.35m x 3.26m

The master bedroom is of good proportions; it has painted walls and carpeted floor. There is a built-in storage cupboard, central heating radiator and ample power points. A window faces the rear elevation.

Bedroom Two 3.95m x 3.19m

Bedroom two has a carpeted floor, built in storage cupboard, pendant light fitting and central heating radiator. A window faces the rear elevation.

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.



Property Layout

GROUND FLOOR
813 sq.ft. (75.6 sq.m.) approx.



TOTAL FLOOR AREA : 813 sq.ft. (75.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Hoxipix ©2025

Moving home can be a **Life-changing Experience**

Moving home is not complicated but it can be a daunting prospect and we recognise that your home is probably the largest single investment you will ever make.

Buying and selling property is a very people orientated business and good communications are essential for a successful move. In recognising this we have employed an experienced sales team. Our talented team of property specialists are among the most knowledgeable and experienced in estate agency in the Scottish Highlands and are genuinely committed to service with a personal touch. All our staff are excellent communicators and are committed to providing the highest level of care and attention throughout the entire moving process.

We offer the widest range of property services in the vicinity, all under one roof, and will always strive to achieve the best price for your property without being unrealistic.

Our aim is simple: to provide the best possible service, assist you from start to finish and communicate regularly throughout the whole process – whatever your property matter

Why Choose Yvonne Fitzgerald Properties

- Global exposure of properties through our cutting edge website and major national portals including Rightmove, Prime Location, Zoopla, On The Market, S1 Homes, Nestoria, Trovit and many more.
- Quality colour printed sales particulars with bespoke options and floor plans.
- Comprehensive database of applicants matching quality sellers to buyers
- 360 Virtual Matterport Tour with doll house view, measuring tool and 3d floor plan.
- Top three selling agent in the Highlands in 2021 and 2022 for number of properties sold.
- Largest independent estate agency in the Highlands.
- No upfront fees.
- All calls and emails monitored out of hours.
- We oversee the whole sales process from start to finish.
- Over 25 Years Experience.
- Drone Photography





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.