



**Services**

Mains water, electricity and drainage is to a septic tank.

**Extras**

All carpets, fitted floor coverings, curtains, blinds and fridge freezer. A sit on lawnmower is available under separate negotiation.

**Heating**

Oil fired central heating.

**Glazing**

Double glazed windows throughout.

**Council Tax Band**

A

**Entry**

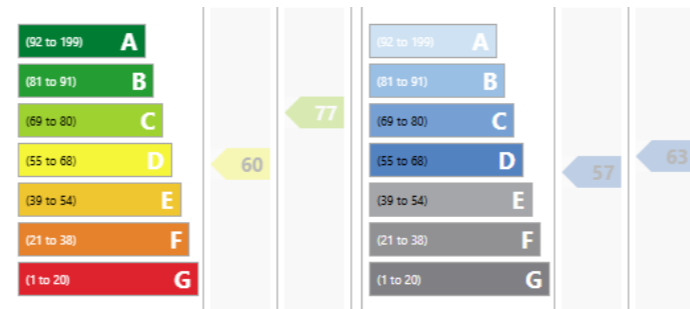
By mutual agreement.

**Viewing**

Strictly by appointment via Munro & Noble Property Shop  
 - Telephone 01955 602 222

**Home Report**

Home Report Valuation - £235,000  
 A full Home Report is available via Munro & Noble website.



**DETAILS:** Further details from Munro & Noble Property Shop, 22 Bridge Street, Wick, Caithness, KW1 4NG. Telephone 01955 602 222.  
**OFFERS:** All offers to be submitted to Munro & Noble Property Shop, 22 Bridge Street, Wick, Caithness, KW1 4NG.  
**INTERESTED PARTIES:** Interested parties are advised to note their interest with Munro & Noble Property Shop as a closing date may be set for receipt of offers in which event every endeavour will be made to notify all parties who have noted their interest. The seller reserves the right to accept any offer made privately prior to such a closing date and, further, the seller is not bound to accept the highest or any other offer.  
**GENERAL:** The mention of any appliances and/or services does not imply that they are in efficient and full working order. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.

**Rowan Cottage**  
**Auckengill, Wick**  
**KWI 4XP**

A detached bungalow with two bedrooms, which is fully double glazed, has an agricultural garage and stunning views over the North Sea.

**OFFERS OVER £235,000**

The Property Shop, 22 Bridge Street  
 Wick

property@munronoble.com

01955 602 222

01955 603016

**Property Overview**

- Detached Bungalow
- 2 Bedrooms
- 1 Reception
- Conservatory
- 2 Bathrooms
- Oil
- Garden
- Outbuildings



Kitchen



Kitchen





**Lounge**



**Bedroom One**

**Property Description**  
 Situated in a quiet coastal community in the county of Caithness, and offering stunning views over the North Sea and Sinclair Bay this attractive two bedroomed detached bungalow has attractive accommodation spread over one floor, and will suit a number of prospective purchasers. Inside, a front vestibule and hallway leads to the double aspect lounge which takes advantage of the views and sunsets, and the fully fitted kitchen, with conservatory off. The fully equipped kitchen is practical and features a range of wall and base cabinets with worktops and complimentary tiling, and a stainless steel sink drainer with mixer tap. There is plumbing for a washing machine, and included in the sale is a Rangemaster gas cooker, along with an American style fridge-freezer. From the kitchen, you can access the conservatory. This versatile room forms heart of the home and is soaked in warm, ambient light through the triple aspect windows and French doors which lead to the side elevation offering indoor/outdoor living. It provides an excellent space for a dining table and chairs, as well as a sofa, making it perfect for informal dining and everyday family life. The hallway also gives access to two bedrooms, both which have the advantage of storage, with the principal bedroom having the perk of en-suite shower room. Completing the accommodation is the family bathroom which comprises a wash hand basin, WC and a bath with shower over, and is finished by partial tiling. Further pleasing features include oil fired central heating and double glazed windows and early viewing is encouraged. Externally, the garden grounds surround the cottage and are laid to a combination of lawn and gravel. The front elevation is decorated with mature shrubs and plants, and has a perfectly positioned patio area to sit and enjoy the spectacular views, and enjoy some al-fresco dining. There is a substantial, gated driveway which lies to the side elevation offering excellent parking and turning for numerous vehicles, and in turn leads to the large agricultural outbuilding. This is completed by power, lighting, solar panels, a manual sliding door, as well as a pedestrian door. Also sited within the grounds are two garden sheds, a polytunnel and a timber framed outbuilding which is in need of repair. Its hosts a bedroom, and shower room, and is fitted with electric and lighting. Auckengill lies approximately 6 miles south of John O' Groats and just 11 miles outside the town of Wick which is the most northerly town on the East Coast of Caithness and is on the very the famous North Coast 500 (NC500) tourist route. The vibrant town offers good shopping, with a number of stores including a Tesco Supermarket, Boots Chemist, Argos, Pets at Home, B&M, Screwfix and Lidl. There are many leisure opportunities including a golf course and squash club, plus a public swimming pool/gymnasium. The property is within commuting distance of all amenities, including both Primary and Secondary Schooling, Caithness General Hospital and Doctors Surgery. The town also boasts a banking hub, a post office, and an airport.

**Rooms & Dimensions**

Entrance Vestibule  
 Approx 1.09m x 1.00m

Entrance Hall

Lounge  
 Approx 4.89m x 3.54m

Kitchen  
 Approx 5.19m x 2.81m

Conservatory  
 Approx 5.43m x 3.42m

Bathroom  
 Approx 2.50m x 2.01m

Bedroom Two  
 Approx 3.38m x 2.51m

Bedroom One  
 Approx 3.54m x 2.90m

Bedroom One En-Suite Shower Room  
 Approx 2.37m x 2.19m\*

Agricultural Outbuilding  
 Approx 12.33m x 9.19m

Timber Outbuilding Bedroom  
 Approx 4.32m x 4.33m

Timber Outbuilding Shower Room  
 Approx 2.52m x 1.49m

\*At widest point



**Conservatory**



**Bathroom**