



## **Residential Property**

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**Georgesons**  
Estate Agents

# **1 Shore Houses, Ackergill**



### **The Property**

This beautiful three bedroomed end terraced family home is in excellent decorative order throughout and is located in a pleasant and quiet hamlet of Ackergill which is three miles from the main town of Wick. This traditional built property benefits from oil central heating and UPVC double glazing throughout and offers uninterrupted views over open countryside and partial views over Ackergill Beach and further out to sea. The deceptively spacious accommodation comprises lounge, kitchen, dining room/lounge, bathroom, three bedrooms and utility room. The front & rear gardens are fully enclosed, the rear of the property has stunning views overlooking Reiss Beach and Ackergill tower. There is a direct bus from Ackergill village to both Noss Primary school, and Wick high School. This property would make a lovely family home.

### **The Area**

Wick is the most northerly town on the East Coast of Scotland. It is a Royal Burgh and County town with the Council offices and the Sheriff Court, offering shoppers multiple stores such as Boots, Co-op, Lidl, Tesco, Homebase, Superdrug and Argos, together with all the Scottish banks. Primary and secondary education is fully provided. Sporting facilities include a fine links golf course, squash club and public swimming pool/gymnasium. Wick has an Airport with direct flights to Aberdeen and Edinburgh and a railway link to Inverness and further south.





UPVC exterior door to –

**Hall** – Accessing lounge, kitchen, bedroom 1, stairs to first floor landing. Radiator. Smoke detector.

Under stairs storage cupboard. Wooden flooring.

**Lounge** – 4.71m x 3.36m at widest. Three single power points. Telephone connection point. Radiator. Alcove with display shelves and storage cupboard below. Contemporary flame effect wall hung electric fire.



**Kitchen** – 2.89m x 3.10m. Three double power points. Two USB points. Wall and base units with stainless steel sink and drainer. Integral ceramic hob, double electric oven and cooker hood. Open access and step up to –



**Dining area/Lounge area** – 4.55m x 4.75m at widest points. Two double power points. Two single power points. Myson heater. Half glazed French doors to garden. Half glazed wooden door to –



**Utility Room** – 2.48m x 2.31m. One double power point. One single power point. Pop up triple point. Two USB points. Wall and base units with stainless steel sink and drainer. Oil central heating combi boiler. Plumbed for washing machine. UPVC partially glazed door to garden.

**Bedroom 1** – 2.94m x 4.76m. Three double power points. One single power point. Telephone connection point. Radiator. Two storage cupboards with shelves and hanging space.



**Stairs to first floor landing** – Accessing bedrooms 2, 3 and bathroom. One single power point. Radiator. Smoke detector.



**Bedroom 2** – 3.19m x 4.77m. Two double power points. One single power point. Television aerial outlet. Radiator.



**Bedroom 3** – 3.12m x 4.82m. Two double power points. One single power point. Storage cupboard with hanging space.

**Front Garden** – Laid to grass with shrubs. .

**Rear Garden** – Fully enclosed area laid to lawn with some trees. Oil central heating storage tank. Clothes drying facilities. Stone built storage shed with power and lights.

**Video** – A video of this property can be viewed on our website.

**Bathroom** – 3.43m x 2.51m. Suite consisting WC, pedestal wash hand basin, corner bath with over bath Mira electric shower. Radiator. Shelved storage alcove. Walls tiled to dado height. Wood lined ceiling. Tiled flooring.



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**Postcode** – KW1 4RJ

**Council Tax** – Band B **EPC** – E51

**Price** – Offers Around £110,000 to be lodged with the selling agents, Georgesons.

**Viewing** – By appointment via Georgesons

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**Prospective purchasers should note:**

- 1 These particulars are subjective for descriptive purposes only and are not an offer to sell, representation or warranty. Potential purchasers must satisfy themselves by their own enquiries:
  - (a) that any measurements given are accurate;
  - (b) that any use envisaged has all necessary permissions;
- 2 These particulars do not form any part of a contract of sale unless incorporated within a self proving signed document under the Requirements of Writing (Scotland) Act 1985.
- 3 The owners reserve the right not to sell or to sell to anyone at any price without giving warning to other interested parties.

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**Georgesons Estate Agency Ltd**

**22 Bridge Street**  
Wick  
Caithness KW1 4NG  
Tel: (01955) 602222  
Fax: (01955) 603016  
Email: karen@georgesonsproperty.co.uk  
Our Reference: KR/ST

**19 Traill Street**  
Thurso  
Caithness, KW14 8EG  
Tel: (01847) 892225  
Fax: (01847) 892235  
Email: sarah@georgesonsproperty.co.uk

**22 High Street**  
Tain  
Ross-shire, IV19 1AE  
Tel: (01862) 892555  
Fax: (01862) 894861  
Email: tain@georgesonsproperty.co.uk