



Residential Property

Georgesons
Estate Agents

26 Achingale Place, Watten



The Property

This three bedroom semi-detached bungalow is ideally situated in the tranquil village of Watten. The accommodation comprises of lounge, kitchen, three bedrooms, and bathroom. The property benefits from electric central heating and wooden double glazing throughout. The rear garden is mainly laid with grass with a small patio area, there is also a wooden shed and greenhouse. This would make a beautiful family home in a quite rural location.

The Area

Watten village provides primary Schooling, local shop, garden centre and small hotel. Both Thurso and Wick are within easy commuting distance and provide a comprehensive range of shopping, professional and medical facilities. There are regular bus and rail services south. From Wick Airport there are recurring scheduled air services. Inverness is approximately two and a half hours drive.



Half glazed UPVC door to –

Vestibule – 1.02m x 1.20m. Partially glazed wooden door to –

Hall – Accessing all rooms. Two double power points. Telephone connection point. Radiator. Storage heater. Storage cupboard. Loft access by hatch. Smoke detector.

Lounge – 6.10m x 3.64m at widest point. Double aspect. Three double power points. Television aerial outlet. Radiator. Storage heater. Carbon monoxide detector. Electric coal effect fireplace with wooden surround and marble effect hearth.

Kitchen/Diner – 2.18m x 4.44m. Four double power points. Two single power points. Storage heater. Wall and base units with stainless steel sink and drainer. Integral ceramic hob, double electric oven and cooker hood. Breakfast bar. Laminate flooring. Half glazed UPVC door to rear garden.

Bathroom – 2.16m x 1.80m. Suite consisting WC, pedestal wash hand basin, bath with over bath electric shower. Heated towel rail. Wall heater. Walls fully wet walled.



Bedroom 1 – 3.14m x 3.78m. Two double power points. Radiator. Panel heater.



Bedroom 2 – 2.67m x 4.46m. Three double power points. Radiator. Panel heater.



Bedroom 3 – 2.73m x 2.53m. Two double power points. Radiator. Panel heater. Storage cupboard.

Attached Shed – 1.94m x 2.52m.

Front Garden – Fully enclosed area with flower beds, borders and shrubs.

Rear Garden – Fully enclosed area laid to lawn with some trees and shrubs. Patio area. Clothes drying facilities. Outdoor tap. Greenhouse. Wooden storage shed.

Postcode – KW1 5YP

Council Tax – Band A **EPC** – E49

Price – Offers in the region of £65,000 to be lodged with the selling agents, Georgesons.

Viewing – By appointment via Georgesons

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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