



Residential Property

Duart, Auckengill

Georgesons
Estate Agents



The Property

This three bedroom rural cottage with attached garage is ideally situated in Auckengill on the Wick to John O'Groats road, boasting magnificent views out to sea and over surrounding open countryside. In need of complete renovation the accommodation comprises of, lounge, kitchen, three bedrooms and bathroom. The property benefits from oil fired central heating with open fire in lounge and uPVC double glazing throughout. The front and rear gardens are mainly laid to grass. This property would make a beautiful family home once fully restored.

The Area

Wick is the most northerly town on the East Coast of Scotland and on the very popular NC500 tourist route. 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 and bus link to Inverness and further south. Wick is also close to the ferry terminals leading on to Orkney Islands.



Partially glazed door to –

Front Hall – Accessing storage room, utility room, Kitchen. One single power point.

Storage Room – 2.18m x 3.59m.
One double power point.

Utility Room – 2.57m x 2.37m.
Two double power points. Radiator. Plumbed for washing machine. Base unit with stainless steel sink and drainer. Oil central heating boiler.

Kitchen – 3.72m x 4.76m.
Six double power points. Radiator. Wall and base units with stainless steel sink and drainer. Integral cooker hob, electric oven and hood. Storage cupboard with shelves and radiator. Door to –

Middle Hall – Accessing bathroom, dining room. One double power point. Smoke detector.

Bathroom – 1.89m x 2.02m.
Suite consisting WC, pedestal wash hand basin, bath with over bath electric shower. Radiator. Wall heater. Wall light with shaving point.

Dining Room – 3.69m x 4.04m.
Double aspect. Three double power points. Telephone connection point. Solid fuel open fireplace with tiled hearth and surround. Door accessing study and door accessing back hall.

Study/Bedroom 1 – 3.83m x 3.46m.
One double power point. Two single power points. Radiator. Solid fuel open fireplace with tiled hearth and surround.

Wooden shelving units. Storage cupboard with shelves.

Back Hall – Accessing lounge, stairs to first floor landing. Partially glazed UPVC door to garden. One double power point. Radiator. Under stairs storage cupboard. Smoke detector.

Lounge – 4.20m x 4.78m.
Three double power points. Two radiators. Solid fuel open fireplace with tiled hearth and surround. Two storage cupboards with shelves. Wood flooring. Wood lined ceiling.

Stairs to first floor landing – Accessing bedrooms 2, 3 and box room. Loft access by hatch.

Bedroom 2 – 2.52m x 4.11m.
Two double power points. Radiator.

Bedroom 3 – 2.54m x 4.17m.
One double power point. Two single power points. Radiator.

Box Room – 1.84m x 1.33m.
Radiator.

Attached Garage

Garden – Surrounding garden with potential lawn areas, mature trees and shrubs. Oil central heating storage tank.

Postcode – KW1 4XP

Council Tax – C **EPC** – F22

Price – Offers in the region of £125,000 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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