



Residential Property

Georgesons
Estate Agents

Hilltop Cottage, Auckengill



The Property

This two bedroom rural cottage is situated on the Wick to John O'Groats road and has outstanding panoramic views across the open countryside and out to sea. In excellent decorative order the accommodation comprises lounge, kitchen/diner, sun room, sitting room, two bedrooms (one with ensuite) and bathroom. The property benefits from oil fired central heating and upvc double glazing throughout. A gravel driveway permits parking for several vehicles and leads to a detached garage with power and light. The fully enclosed gardens are mainly laid to grass with a lean to shed. This property would make a beautiful family home.

The Area

Auckengill is a few miles from the village of Keiss which is a small coastal village some eight miles from Wick with a primary school, hotel. Wick is one of the two main towns in the County and has a full range of amenities including primary and high schools, recreational professional, medical, banking and shopping facilities. There is an active golf course at Reiss situated close to Reiss beach edging Sinclair Bay. From Wick there is regular bus and rail services to Inverness with connections onwards and from Wick airport there are regular scheduled services to Inverness and Aberdeen with connections south, London being approximately two hours flying time. Inverness is approximately two hours' drive.



UPVC half glazed door to –

Sun Porch – 2.91m x 1.66m. Double aspect. One double power point. Radiator. Tiled flooring. Glazed wooden door to –

Lounge – 3.70m x 3.37m. Three double power points. Telephone connection point. Smoke detector. Multi fuel stove set in an open fireplace with wooden surround and stone hearth. Original wooden ceiling. Laminate flooring. Door to hall. Door to –

Kitchen/Diner – 4.33m x 3.59m. Double aspect. Five double power points. Telephone connection point. Radiator. Wall and base units with stainless steel bowl and half sink and drainer. Electric Rangemaster Classic 90. Loft access by hatch. Wooden partially glazed door to rear garden.

Hall – Accessing bathroom, sitting room. One double power point. Radiator. Smoke detector. Storage cupboard with shelves and hanging space. Loft access by hatch.

Bathroom – 2.36m x 2.58m at widest point. Suite consisting WC, pedestal wash hand basin, bath with over bath shower head. Bath area tiled. Extractor fan. Radiator.



Sitting Room – 2.77m x 3.66m. Two double power points. Telephone connection point. Radiator. Double storage cupboard with shelves. Laminate flooring. Door to –

Back Hall – Accessing bedrooms.

Bedroom 1 – 3.05m x 4.97m at widest. Three double power points. One single power point. Radiator. Smoke detector. Laminate flooring. Door to garden. Door to –



En suite – 1.90m x 1.71m. Suite consisting WC, pedestal wash hand basin, bath. Radiator,

Bedroom 2 – 2.98m x 3.66m. Four double power points. Radiator. Loft access. Smoke detector.

Detached Garage – 6.55m x 3.65m. Power and lights. Work benches. Up and over vehicular door. Half glazed UPVC pedestrian door. Concrete floor. Entrance to -

Lean to shed – 1.82m x 3.00m.

Surrounding Garden – Well maintained fully enclosed garden. Gravel driveway with off road parking for several vehicles. Lawn areas to the front, side and rear of the property. Trees, shrubs, flower beds, and raised beds. Oil central heating storage tank and boiler. Clothes drying facilities. Outside tap.

Postcode – KW1 4XP

Council Tax – B EPC – D55

Price – Offers around £130,000 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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