




McEwan Fraser Legal

Solicitors & Estate Agents

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Ladybird Cottage

AUCKENGILL, WICK, CAITHNESS, HIGHLAND, KW1 4XP



AUCKENGILL

WICK, CAITHNESS, HIGHLAND, KW1 4XP

Ladybird Cottage is less than seven miles from John o' Groats and ten miles from Wick.

Keiss Primary School is nearby with senior pupils attending the newly built Wick High School.

Wick is also the location of Caithness General Hospital with the town also having a good selection of shops and supermarkets. Wick Airport has scheduled services to Edinburgh and Aberdeen and regular trains services south to Inverness. Inverness can also be easily reached by the improved A9 trunk road.

Inverness is the capital city of the Highlands and provides a wide range of retail parks and supermarkets along with excellent cultural, educational, entertainment and medical facilities. Inverness is also well connected by road, rail and air to other UK and overseas destinations.

The Scottish Highlands are renowned for its outdoor pursuits with the ruggedness of the easily accessible north-west Highlands, often referred to as the last great wilderness in Europe are also accessible with this area boasting some of the most beautiful coastal areas and mountains in Scotland.





LADYBIRD COTTAGE

AUCKENGILL, WICK, CAITHNESS, HIGHLAND, KW1 4XP

McEwan Fraser Legal are delighted to offer a wonderful opportunity to purchase this attractive three-bedroom detached bungalow which enjoys spectacular views over the Pentland Firth. The property was built to a bespoke design in 2004 and is well-presented throughout. The property sits in its own ground of approximately two acres of land which includes an acre of paddock suitable for equestrian or livestock use.

The accommodation is all on one level and consists of hallway, spacious lounge with feature fireplace and bay window to Pentland Firth, fitted kitchen/family room with patio doors to garden, utility room with WC, dining room (could be used as fourth bedroom), three bedrooms all with fitted storage (master with en-suite shower), study (with fitted desk and shelving) and family shower room.

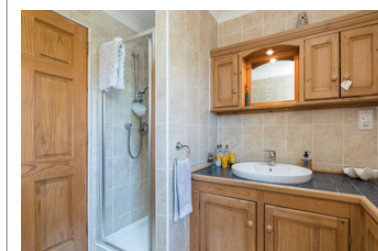
The property benefits from oil-fired central heating with a modern boiler and double glazing.

The chipped driveway leads to the integral double garage/workshop and provides parking for a number of vehicles.

The garden ground has been lovingly landscaped by the owners and is laid to a mix of lawn, trees, shrubs with a natural pond and is fully enclosed with a combination of ranch and stock fencing. A former agricultural shed has been converted to a garage/workshop area with roller door. This building has the potential for further development, if desired, with visitor accommodation being in much demand locally due to being situated close to both John o'Groats and The North Coast 500 Driving Route. A John Deere ride-on mower and trailer could be included in the sale (subject to final negotiation).

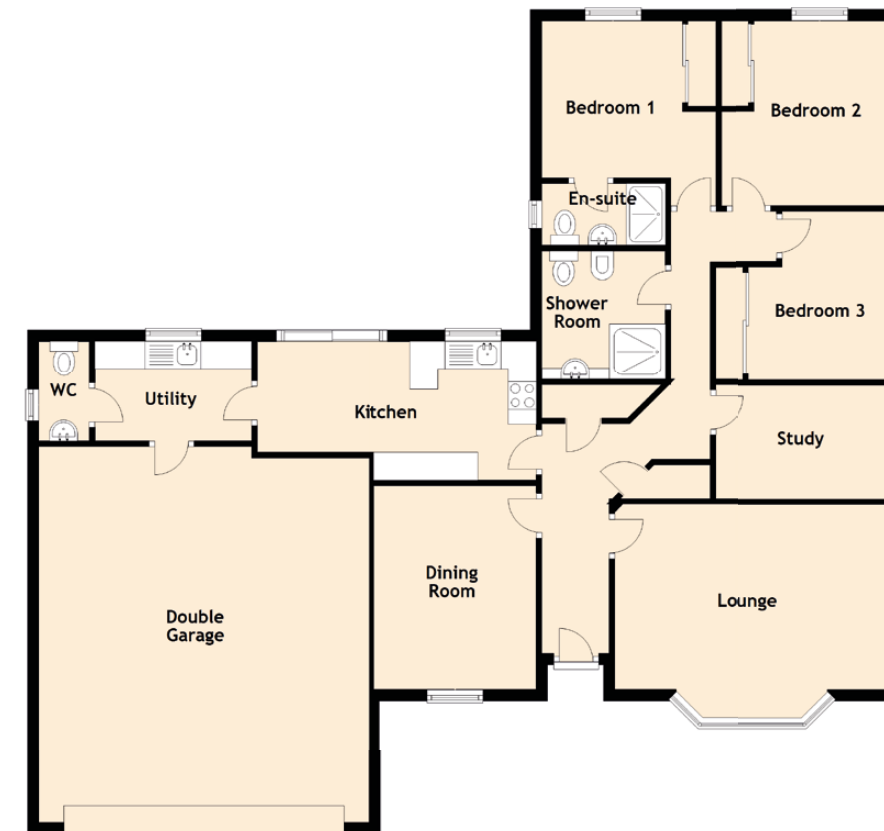
This marvellous property would make an excellent family or holiday home.





SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP

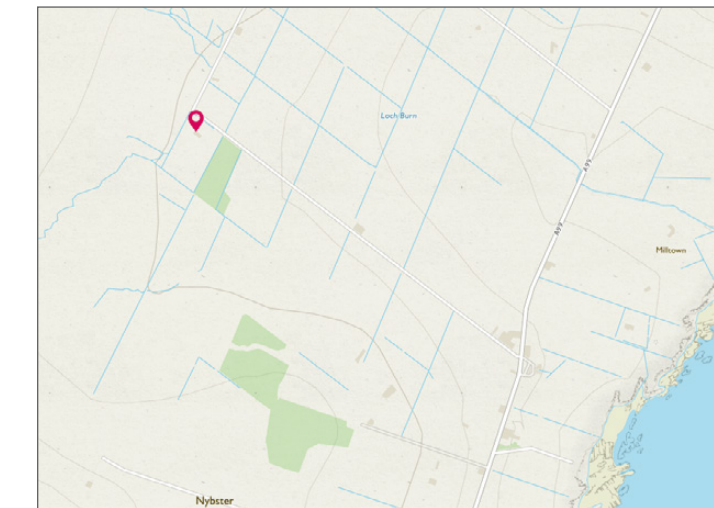


Approximate Dimensions (Taken from the widest point)

Lounge	4.90m (16'1") x 3.30m (10'10")
Dining Room	3.50m (11'6") x 2.90m (9'6")
Kitchen	5.00m (16'5") x 2.50m (8'2")
Utility	2.80m (9'2") x 1.80m (5'11")
WC	1.80m (5'11") x 0.90m (3')
Study	3.10m (10'2") x 2.00m (6'7")
Bedroom 1	3.30m (10'10") x 3.00m (9'10")
En-suite	2.20m (7'3") x 1.10m (3'7")
Bedroom 2	3.30m (10'10") x 3.00m (9'10")
Bedroom 3	3.00m (9'10") x 2.50m (8'2")
Shower Room	2.30m (7'7") x 2.20m (7'3")
Double Garage	6.70m (22') x 5.90m (19'4")

Gross internal floor area (m²): 120m² | EPC Rating: C

Extras (Included in the sale): Carpets, curtains and integrated oven and hob. John Deere tractor and trailer may also be included.





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Text and description
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