

STEWART & WATSON

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GOOSE PARK HOUSE, 9 SEATOWN GARDENSTOWN,



- Lounge with open fireplace
- 3 Bedrooms, 1 with En-Suite Shower
- Double Glazing & Electric Heating
- Rear Enclosed Garden with Wooden Shed
- Superb Sea Views

£500 p.c.m

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GOOSE PARK HOUSE, 9 SEATOWN GARDENSTOWN

TYPE OF PROPERTY

Traditional detached fisherman's cottage close to the seafront and boasting open sea views from all the front facing windows. "Goose Park House" benefits from electric heating, white meter reading and double glazing and features a cosy and comfortable Lounge with open fireplace, Fitted Dining Kitchen and 3 Bedrooms - 1 with an En-Suite Shower Room/Steam Sauna.

ACCOMMODATION

Entrance Hall

Wooden exterior door with circular glazed panel. Built-in cloak cupboard houses the electric meter and fuse box. Access to the Dining Kitchen, Bathroom & the Lounge. Water boost controls.

Kitchen

4.05 X 3.17
(13'3" X 10'5")

Fitted with white base and wall units and light worktops. Stainless steel sink top and drainer with mixer tap. Fridge housed within the larder unit. Plumbing for a washing machine and space for a slot-in cooker. Space for dining table and chairs. Triple rear facing window and a double front facing window, both with deep sills.

Bathroom

2.73 X 1.75
(9' x 5'9")

Fitted with a white three piece shell design suite comprising wash hand basin, WC and corner bath with shower hose from the mixer tap. Curtain and rail over. Ceramic tiling to the bath and basin. Wall unit. Vanity mirror and gold effect fittings. Rear facing deep silled window.

Lounge

4.13 X 3.51
(13'6" X 11'6")

Feature open fireplace situated on the raised slate hearth. Rear facing triple window and a double front facing window, both with deep sills. Views out to the sea can be appreciated from the front window. Staircase to first floor.



FREE VALUATION - We are pleased to offer a free and without obligation, valuation of your own property. Contact Property Department at any of our offices.

These particulars do not constitute any part of an offer or contract. All statements contained herein, while believed to be correct, are not guaranteed. All measurements are approximate. Intending purchasers or leasees must satisfy themselves by inspection or otherwise, as to the accuracy of each of the statements contained in these particulars.

STAIRS TO FIRST FLOOR

Open wooden staircase with banister leads up to the first floor landing from where there is access to the three Bedrooms. Built-in airing cupboard houses the domestic hot water cylinder. Rear facing window.

Bedroom 1

3.47 X 3.46
(11'4" X 11'4")

Double Bedroom with coombed ceiling to one side of the room. Front facing window from where a view out to the sea can be appreciated. Access to the En-Suite Shower Room.

En-Suite Shower Room/Steam Sauna

Fitted with a white three piece suite comprising wash hand basin set upon a vanity unit. WC and shower cubicle with a mains shower valve. Full ceramic tiling to walls and floor. Vanity mirror with spotlights above. Ladder radiator.

The owner advises us that the shower can be used as a conventional shower, however, if required as a steam room, there are digital controls inside the shower.

Bedroom 2

4.45 X 2.46
(14'7" X 8'1")

Bedroom with built-in wardrobe with hanging rail and shelf. Coombed ceiling to one side of the room. Front facing window again, with a sea view.

Bedroom 3

3.28 X 1.95
(10'9" X 6'4")

Single Bedroom with rear facing window.

OUTSIDE

Accessed via a pathway to the side of the property, is the rear fenced-in garden. This area is laid to lawn with flower borders and clothes drying facilities. There is a wooden garden shed with electric light which houses the owners tumble dryer and freezer. Coal bunker.

To the front of the property there is a small patio area, ideal for garden bench and flower pots.

Council Tax

Band C

Entry

By arrangement

Viewing

Contact our Banff Office - 01261 818883

Email

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