

# STEWART & WATSON

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**“GOOSEPARK HOUSE”, 9 SEATOWN,  
GARDENSTOWN, AB45 3YQ**



*Detached fisherman's cottage, close to sea front,  
with superb sea views, ideal holiday home*

- Lounge with open fireplace & Dining Kitchen
- 3 Bedrooms, 1 with En-Suite Shower Room/Steam Sauna
- Double Glazing & Electric Heating
- Rear Enclosed Garden with Wooden Shed
- All white goods included in the sale

***Offers Over £135,000***

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## GOOSEPARK HOUSE, 9 SEATOWN, GARDENSTOWN, AB45 3YQ

### 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. Successfully run as rental accommodation, this cottage will certainly appeal to the couple looking for a holiday home or indeed a family home.

There is a patio area to the front and an enclosed garden to the rear together with a wooden garden shed.

"Goose Park House" is easily found by walking up the steps at lamppost no. 3, almost at the far end of Seatown, near the car park.

### 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.

#### Dining 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.



## 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.



### ITEMS INCLUDED

The fitted floor coverings, light fittings, curtains and blinds throughout will be included in the sale, as are all of the white goods.

*Many items of furniture may be available to purchase by separate negotiation.*

### Council Tax

Band C

### Entry

By arrangement

### Viewing

Contact our Banff Office – 01261 818883

### Email

Email: [banff.property@stewartwatson.co.uk](mailto:banff.property@stewartwatson.co.uk)

### Offers

All offers should be submitted in writing to our Banff office

### LOCATION

Gardenstown is undoubtedly one of the prime seafront villages that lace the Moray Coast. The property is a short walk from the leisure harbour. Gardenstown is a thriving village community with the usual range of village shopping, primary schooling and local Hotel. Banff/Macduff are the nearest large centres of population offering a larger range of shopping, professional and leisure facilities including two 18 hole Golf Courses, Swimming Pool, Sports Centre and excellent Salmon Fishing in the River Deveron. Obviously the area also provides a number of sea based pursuits. Aberdeen with main Railway Station and Airport is approximately 40 miles distance.

### Reference

B/PC/SH/G11

**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.

**NEXT STEP** - To obtain FREE INDEPENDENT MORTGAGE ADVICE, telephone Mandy Smith on 01888 562689. (Youngson Insurance Consultants are an Associate Company of Stewart & Watson)

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The Property Shop, 2 Main Street, Turriff AB53 4AD (01888) 563777  
59 High Street, Turriff AB53 4EL (01888) 563773  
The Property Shop, 65 High Street Banff AB45 1AN (01261) 818883  
St. Catherines, 1 St Catherines Street, Banff AB45 1HU (01261) 815493  
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38 Broad Street, Fraserburgh AB43 9AH (01346) 514443  
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25 Grant Street, Cullen AB56 4RS Mon-Fri 2-5pm (01542) 840408  
17-19 Duke Street, Huntly AB54 8DL (01466) 729331