

# STEWART & WATSON

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**154 HIGH STREET  
GARDENSTOWN, AB45 3YW**



### *Large Property with Spectacular Sea Views*

- Lounge with Dining Area & Dining Kitchen
- 3 Bedrooms & Bathroom
- Utility & Cloakroom Toilet
- Parking & Side Patio Area
- Available Now! Will accept pets

***£450 p.c.m***

**[www.stewartwatson.co.uk](http://www.stewartwatson.co.uk)**

## 154 HIGH STREET GARDENSTOWN AB45 3YW

### TYPE OF PROPERTY

Spacious Detached property which is to be Leased fully furnished boasts uninterrupted views across Gamrie Bay. This family home benefits from coal fire central heating, a good sized Lounge with separate Dining Area, Dining Kitchen, Bathroom and 3 double Bedrooms. To the front of the property lies a parking space and there is a side patio for those sunny days.

### ACCOMMODATION

#### Entrance Hall

Hardwood front door with glazed panel gives access to the Entrance Hallway, glazed fanlight above. Open plan staircase. Access to the Lounge and Dining Kitchen is via fully glazed doors. Storage space under the stairwell.

#### Lounge/Dining Area **5.46 x 3.66** (17'11" x 12')

Marble fireplace and hearth for a coal fire. Alcove with display shelving to the left. From the front facing window with deep sill spectacular views over Gamrie Bay can be appreciated. Side facing window again with sea view. Archway to the Dining Area.



#### Dining Area **3.71 x 2.60** (12'2" x 8'6")

Exposed stone wall. Recessed alcove. Door to the Dining Kitchen.

#### Dining Kitchen **3.85 x 3.63** (12'8" x 11'11")

Spacious Dining Kitchen with wood fronted base units and contrasting wall units. Single bowl, single drainer, stainless steel sink top with taps. Marble effect worktops with ceramic splashback tiling above. Ceramic hob with cooker hood above. Integrated double oven. Wall mounted microwave. Breakfasting area with open shelves above. Front facing window again with sea view. Door to Utility.



#### Utility **3.31 x 5.51** (10'10" x 18'1")

Single bowl, single drainer, stainless steel sink top with taps, splashback tiling above open base unit below. Chest freezer, washing machine and tumble dryer. Shelving and wall unit. Rear facing window with deep tiled sill. Sliding door to toilet. Exterior door with glazed panel.

#### Cloakroom Toilet

Fitted with a two piece coloured suite comprising WC and corner wash hand basin. Bathroom cabinet, shelf and xpelair.

#### Staircase

Open plan staircase with an exposed stone wall to one side leads up to the Landing. Access to Bathroom and the 3 Bedrooms. Walk-in storage cupboard with electric light, hanging rail and shelf. Rear facing skylight roof window. Front facing window with deep sill.

#### Bedroom 1 **5.01 x 3.57** (16'5" x 11'9")

Purpose built wardrobes along one wall with vanity area, mirror and chest of drawers. Built-in airing cupboard houses the domestic hot water cylinder. Front and side facing windows, both with views.

#### Bedroom 2 **3.63 x 2.78** (11'11" x 9'2")

Built-in shelved cupboard. Front facing window with deep sill.

#### Bathroom **2.69 x 2.62** (8'10" x 8'7")

Fitted with a 5 piece white suite comprising WC, wash hand basin, bidet, bath with tiled side and end panels and a shower tray with aqua panelling, electric shower, glazed entry door and side panel.. Extensive ceramic tiling. Pine shelving, fixed mirrors and complimentary accessories. Rear facing velux roof window.

#### Bedroom 3 **3.61 x 2.75** (11'10" x 9')

Double bedroom with rear facing window.

### OUTSIDE

Concrete patio /drying area secured by galvanised railings, a gate leads out onto a side lane. Parking space. Wooden gate leads into the walled-in side patio area. Coal bunker and outside tap.

### SERVICES

Mains electricity, drainage and water. Coal fired central heating.

### Council Tax

Band D

### Viewing

Contact our Banff Office – 01261 818883

### Email

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

### Reference Banff/PC/CB

**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.

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