

# STEWART & WATSON

your **complete** property & legal service

## **ROGERSEAT HOUSE SMITHY ROAD ROTHIENORMAN, AB51 8ZF**



### *Part Furnished Dwellinghouse*

- Lounge, Kitchen, & Family Room
- 2 Bedrooms, Sun Room & Bathroom
- Double Glazing & Electric Heating
- No smokers although pets will be considered
- Minimum 6 months lease & 1 months deposit

***£700p.c.m***

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

## ROGERSEAT HOUSE SMITHY ROAD ROTHENORMAN AB51 8ZF

### TYPE OF PROPERTY

Situated within the expanding village of Rothienorman, we offer for lease on a part furnished basis, this detached dwellinghouse which has recently been upgraded by the current owners. The property stands in a good-sized feu opposite the modern Rothienorman Primary School and benefits from double glazing and electric central heating. The accommodation comprises lounge, sunroom, kitchen, family room and bathroom on the ground floor, with two bedrooms on the first floor. Garden to front, patio area to side and stone built shed to the rear.

### ACCOMMODATION

#### Entrance Vestibule

The property is entered via a solid wood door and leads into the vestibule, with glass panel door leading to hallway.

#### Hallway

With walk in storage cupboard housing the electric fuse box, the hallway gives access to all ground floor accommodation and stairs to first floor. Total Control heater, vinyl flooring and telephone point.

**Lounge** **19'1" x 12'1"**  
(5.82m x 3.68m)

Good-sized room with window to the front, television point, total control heater and fitted carpet, the lounge gives access to the sunroom.



**Sun Room** **20' x 8'**  
(6.10m x 2.44m)

With access from the lounge, the sunroom is located to the side of the property.

**Kitchen** **12'11" x 6'8"**  
(3.69m x 2.07m)

Fitted with base and eye level units incorporating, stainless steel sink and drainer. Washing Machine, cooker and cupboard housing the hot water tank. Total control heater and vinyl flooring.



**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.*

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  
42/44 East Church Street, Buckie AB56 1AB (01542) 833255  
35 Queen Street, Peterhead AB42 1TP (01779) 476351

38 Broad Street, Fraserburgh AB43 9AH (01346) 514443  
21 Market Square, Oldmeldrum AB51 0AA (01651) 872314  
4 North Street, Mintlaw AB42 5HH (01771) 622338  
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**Family Room**                    **12' x 11'10"**  
(3.65m x 3.38)

Open plan with the kitchen, the family room has window to front, total control heater and vinyl flooring.



**Rear Hallway**  
With shelved storage cupboard, fridge freezer, total control heater, vinyl flooring and exterior door to the rear.

**Bathroom**                    **8' x 7'3"**  
(2.44m x 2.21m)



Fitted with a modern 3 piece white suite comprising wc, wash hand basin set in a vanity unit, bath with shower over and screen to side. Total control heater and vinyl flooring.

**First Floor Accommodation**  
A carpeted staircase leads to the upper landing and gives access to two bedrooms. Storage cupboard providing excellent hanging and shelving. Velux window.

**Bedroom 1**                    **13'10" x 12'4"**  
(4.22m x 3.76m)

Good sized room with built in furniture. Total control heater and fitted carpet.



**Bedroom 2**                    **13'10" x 12'4"**  
(4.22m x 3.76m)

Another good-sized room again with built in furniture. Total control heater and fitted carpet.

**OUTSIDE**  
**Garden Ground**

To the front of the property the garden has been laid out in stone chips for easy maintenance. To the side of the property is a large parking/patio area whilst to the rear is a stone built shed (12'10 x 7'1) with off street parking available to the other side.

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## SERVICES

Mains Water, sewage, electricity and telephone installed

## ITEMS INCLUDED

The property will be leased on a part furnished basis

### Council Tax

Band C

### Entry

Available now

### Viewing

Contact our Oldmeldrum office on 01651 872314

### Email

oldmeldrum.property@stewartwatson.co.uk

### Applications

An application form is available from our Oldmeldrum office

### Terms of Lease

Any proposed tenant will require to provide references and pay one months rent and deposit. The tenant will also be responsible for all bills, Council Tax, Television Licence and their own contents insurance.

## LOCATION

Rothienorman is a pleasant village with local shop, post office and primary school. The village falls within the catchment area for Meldrum Academy. The village is within easy commuting distance of Aberdeen and its Satellite Industrial estate. The nearest railway station is situated at Inverurie only 9 miles distant.

## DIRECTIONS

On entering Rothienorman continue through the village, taking the first road on the right onto Smithy Road, which is located just before the crossroads and Rogerseat House is located on the left hand side opposite the primary school.

### Reference

DDP/Oldmeldrum F10

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