

# STEWART & WATSON

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**ROSEWOOD, KNOCK**

*BY HUNTLY, AB54 7LJ*



*Traditional stone-built detached family home in rural village location*

- 3 Bedrooms, Open Kitchen/Dining or Family Room
- Living Room and Bathroom
- Drive with off-street parking; Enclosed garden to rear; Workshop to side
- Home report valuation of £170,000; Cashback incentive available
- Tranquil location only 9 miles from Huntly

***Offers over £155,000 or To Let - £650 pcm***  
***Rent to buy option also available***

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## ROSEWOOD, KNOCK, BY HUNTLY, AB54 7LJ

### TYPE OF PROPERTY

This is a deceptively spacious traditional stone-built dwelling house located in the rural village of Knock which is only 9 miles from the town of Huntly. The property benefits from three double bedrooms, an open Kitchen/Dining or Family Room and a large Living Room. There is plenty of space for off-street parking for at least three cars and there is an enclosed garden and patio area to the rear of the property. In addition there is a workshop to the side. Early viewing is recommended.

### ACCOMMODATION

The accommodation in detail comprises:- Ground Floor:- Kitchen/Dining or Family Room, Living Room. First Floor:- Bedrooms 1 and 2, Bathroom and Bedroom 3.

**Entrance** to the property is by way of a PVC door with glazed panel leading into the hall.

#### HALL

With fitted carpet, velux to the roof, ceiling light, radiator and cupboard under the stairs for storage. Door through to Inner Hall. There is also a large cupboard space with fitted carpet and centre ceiling spotlights with window to the front which has previously been used as small study but could equally be used as a cloakroom.

#### INNER HALL

Fitted carpet, radiator, telephone point and large cupboard which is partly shelved for storage. Doors to Kitchen/Family or Dining Room and Living Room. Stairs to First Floor.

#### DINING/FAMILY ROOM

**3.57m x 2.61m (11'8" x 8'6")**

Light dining room which alternatively could be used as a family room. With wooden flooring, window to the side of the property, centre ceiling light and radiator. The focal point of the room is the pot-bellied fire on a tiled base. Open arch through to Kitchen area.



#### KITCHEN

**2.94m x 3.58m (9'8" x 11'9")**

Spacious and light modern fitted Kitchen with a good range of base and wall units incorporating a stainless steel sink with mixer tap and drainer, tiled splashback and a gas oven and hob with extractor fan over. Space for a washing machine and fridge freezer. With vinyl flooring, window to the rear and ceiling spotlights.



## LIVING ROOM

**5.74m x 3.65m (18'10" x 11'11")**

Large Living Room with windows to the front, side and rear of the property, fitted carpet, two ceiling lights, two radiators and TV point. The focal point of the room is the pot-bellied fire wooden surround and an alcove to one side with shelves for display and a low level cupboard below for storage.



## UPSTAIRS

Carpeted stairs lead to the first floor landing with velux to the front of the property and ceiling light. Access to the Loft and door to Bedroom 1.

## BEDROOM 1

**3.70m x 2.26m (12'1" x 7'5")**

Bedroom with window to the front of the property, wooden flooring, centre ceiling light, radiator and TV point.



Bedroom 1

## BEDROOM 2

**3.67m x 3.05m (12'0" x 10'0")**

Good-sized double bedroom with wooden flooring, window to the rear of the property with space below for storage, centre ceiling spotlights, radiator and TV point. There is a cupboard which could be used as a wardrobe.



Bedroom 2

## BATHROOM

**2.10m x 2.14m (6'10" x 7'0")**

Well-presented modern Bathroom comprising of a white 3-piece suite of W.C., wash hand basin and bath with electric shower over. The walls are fully tiled all round. With frosted window to the rear, wooden panelling to the ceiling, centre ceiling spotlights and radiator.



## BEDROOM 3

**4.60m x 3.71m (15'1" x 12'2")**

Spacious Master Bedroom with fitted carpet, window to the rear of the property centre ceiling light, radiator and TV and telephone points.



Bedroom 3

## OUTSIDE

To the rear of the property there is a **PATIO AREA** with an area of **GARDEN** ground to the opposite side which is laid to lawn and is fully enclosed by walls and a fence. The oil tank is located at the end of the garden and is enclosed by a fence. To the side of the property is a **WORKSHOP** which could also be used as further storage if required.

## SERVICES

Private water and drainage. Gas, electricity and telephone connections.

## ITEMS INCLUDED

All fitted carpets, floor coverings and light fittings.

**Council Tax:** Band D.

**Entry:** By arrangement.

## Viewing

Contact our Huntly Office on 01466 792331.

## Email

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

## Offers

All offers should be submitted in writing to our Huntly office.

## LOCATION

Knock is handily located for the Towns of Banff approximately 11½ miles and Keith approximately 10 miles and Huntly approximately 9 miles. Good shopping, leisure and recreational facilities are available to all three towns with railway stations at both Keith and Huntly providing links to the larger Cities of Aberdeen and Inverness. Primary schooling is available at nearby Rothiemay Primary School and secondary education at either the Gordon Schools, Huntly or Keith Grammar School, Keith.

## DIRECTIONS

From Huntly take the B9022 towards Portsoy. Follow this road for approximately 9 miles until you see a turn off on the left towards Knock. Follow the road into the village and the property is not far along this road on the left hand side just before the distillery on the right.

## Reference

HUNTLY/BAA/D10



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