

# STEWART & WATSON

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**134A LOW STREET**  
*NEW PITSIGO, AB43*



*1 bed house in quiet rural village*

- Lounge & Kitchen
- Bedroom & Bathroom
- Part furnished
- Enclosed rear garden
- Immediate entry available

***£350 per month***

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## 134A LOW STREET NEW PITSLIGO AB43

### TYPE OF PROPERTY

Situated in the quiet rural village of New Pitsligo just 12 miles from Fraserburgh. This delightful 1 bed property is offered for lease on a part furnished basis and benefits from UVPC double glazing and electric storage heating and fully enclosed rear garden area.

### ACCOMMODATION

#### Living Room

12'8 x 11'8  
(3.86m x 3.56m)



A spacious living area with window to the front of the property. Archway leading to kitchen. Door leading to rear garden.

#### Kitchen

7'9 x 6'10  
(2.36m x 2.08m)



Fitted with a range of oak coloured wall and base units with contrasting green speckled worktops incorporating coloured 1½ bowl sink and drainer. Spaces for white goods complete with cooker and fridge. Window to rear.

#### Bedroom 1

12'9 x 8'11  
(3.89m x 2.72m)



A good sized double bedroom with built in wardrobes and window to the front of the property.

#### Shower room

Comprising of a 3-piece suite of WC, wash hand basin and separate shower compartment with electric shower.

### OUTSIDE



Fully enclosed low maintenance rear garden in chipped stones with raised shrub garden area.

#### Council Tax

Band A

#### Entry

By arrangement

#### Viewing

Contact our Fraserburgh Office – 01346 514443

#### Email

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

**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.

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