

# STEWART & WATSON

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**151 THE GREEN,  
GARDENSTOWN, AB45 3YY**



*Semi-Detached Cottage with sea views*

- Lounge & Dining Kitchen
- 3 Bedrooms & Shower room
- D.G. & Solid Fuel C.H
- Patio with sea views
- Ideal First Time Buy/Investment Housing

***Offers in the Region of £100,000***

***Home Report Valuation £100,000***

## 151 THE GREEN, GARDENSTOWN, BANFFSHIRE, AB45 3YY

### TYPE OF PROPERTY

This semi-detached Cottage is ideal as a first time buy or for investment housing. The property boasts solid fuel central heating from the wood burning stove in the spacious Lounge. There is also double glazing with the exception of the window in the Dining Area. Modern fitted Dining Kitchen, 3 Bedrooms and a Shower Room.

Lovely sea views can be appreciated from the patio area which also provides room for bbq, garden furniture, flower pots, tubs and a rockery area.

### ACCOMMODATION

#### Entrance Hall

Wooden front door with frosted glazed panel leads into the Hallway.

#### Hallway

Access to the Lounge, Dining Kitchen and the Staircase. Under stair storage cupboard houses the electric meter and fuse box.

#### Lounge

**4.30 x 4.23**  
(14'2" x 13'11")

Spacious room with a wooden fire surround and mantle piece, inset wood burning stove with baxi boiler is situated on the slate hearth. Recessed alcove. Coving. Front facing window. French doors lead into the Dining Kitchen.



#### Dining Kitchen

**6.56 x 3.00**  
(21'6" x 9'10")

Fitted with a generous selection of modern base and wall units with contrasting worktops and tiled splashback above. 1.5 bowl stainless steel sink top with mixer tap. Integrated under oven, ceramic hob with chimney cooker hood above. Freestanding fridge/freezer. Ample room for Dining. Feature exposed stone wall and fireplace. Two rear facing windows.



#### Staircase

The Staircase with wooden handrail leads up to the Landing.

#### Landing

Access to the Shower Room and the 3 Bedrooms.

**Bedroom 1**                      **3.78 x 3.00**  
(12'5" x 9'10")

Double bedroom with built-in storage cupboard housing the domestic hot water cylinder. Front facing window.



**Shower Room**                      **2.03 x 1.95**  
(6'8" x 6'5")

Fitted with a white three-piece suite comprising WC, wash hand basin, shower tray with aqua panelling and an electric shower all enclosed by shower curtain/rail. Rear facing frosted glazed window.

**Bedroom 2**                      **3.25 (at longest) x 2.40**  
(10'8" x 7'11")

Bright and airy room with a deep built-in storage cupboard. Front facing window.



**Bedroom 3**                      **3.48 x 2.03**  
(11'5" x 6'8")

Built-in wardrobe with hanging rail and shelving enclosed by double sliding doors. Rear facing window.

**OUTSIDE**

There is an easily to maintained concrete patio area from where, over the rooftops, one can enjoy the sea views. Ample space for garden furniture. Rockery area with a range of plants and shrubs. A gate from the side of the property leads up to the main road.

**Shed**

The shed with power and light has a base unit and stainless steel sink top with mixer tap. Plumbing for the washing machine. Front facing window.



## SERVICES

Mains electricity, water and drainage.

## ITEMS INCLUDED

All fitted floor coverings, light fittings, curtains and blinds are included in the sale. The White Goods are also included.

## Council Tax

This property is currently Banded B

## EPC Banding

EPC=E

## Viewing

By contacting the Banff office on 01261 818883

## Email

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

## Entry

By arrangement

## 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

Banff/PC/JC



The Property Shop, 2 Main Street, Turriff AB53 4AD (01888) 563777  
59 High Street, Turriff AB53 4EL (01888) 563773  
65 High Street, Banff AB45 1AN (01261) 818883  
42/44 East Church Street, Buckie AB56 1AB (01542) 833255  
35 Queen Street, Peterhead AB42 1TP (01779) 476351

39 Broad Street, Fraserburgh, AB43 9AH  
21 Market Square, Oldmeldrum AB51 0AA  
4 North Street, Mintlaw, AB42 5HH  
25 Grant Street, Cullen, AB56 4RS  
17-19 Duke Street, Huntly, AB54 8DL

(01346) 514443  
(01651) 872314  
(01771) 622338  
(01542) 840408  
(01466) 792331