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1 COLDWELLS COTTAGES, LONGHAVEN *PETERHEAD, AB42 0NU*



4 Bedroom Semi-Detached Dwellinghouse

- Versatile family accommodation
- Great deal of potential
- Few miles drive from Peterhead
- Enclosed garden to rear
- Oil-fired C.H / D.G / Driveway

Offers Over £129,000

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TYPE OF PROPERTY

This 4 Bedroom Detached Dwellinghouse is situated only a few minutes' drive from Peterhead and offers a great deal of potential.

The property provides a versatile level of accommodation and would be an ideal opportunity for a growing family.

Benefits from oil-fired central heating and double-glazing.

ACCOMMODATION

Entrance Porch

A Upvc door with glazed upper panels leads inside.

Hallway

Additional glazed door leading into the hallway. A walk-in cupboard houses the central heating boiler. There is a further cupboard which is equipped with power and light and also plumbed for an automatic washing machine.

Lounge

13'2 x 11'11
(4m x 3.6m)

A well-sized lounge overlooking the front of the property.



Dining Kitchen

15'7 x 8'4
(4.7m x 2.5m)



Fitted with a range of modern wall and base units and features contrasting work surfaces housing a stainless steel sink and drainer. Window to front.

Wet Room



The wet-room comprises WC, wash hand basin and shower area with electric shower. Heated towel rail. Splashback panelling.

Bedroom 4

13'1 x 10'7
(4m x 3.2m)



Double bedroom with window to front.

Rear Vestibule

A wooden door with glazed upper panel leads out to the rear garden.

Cloakroom

Fitted with a 2-piece suite comprising WC and wash hand basin.

Stairs to Upper Landing

A fully carpeted staircase with wooden handrail leads upstairs.

Bedroom 1

13'6 x 10'9
(4.1m x 3.3m)



A good-sized double bedroom and benefits from a built-in double wardrobe and a further built-in cupboard housing the hot and cold water tanks. Window to front.

Bedroom 2

13'5 x 8'10
(4.1m x 2.7m)



Double bedroom with a built-in double wardrobe. Window to front.

Bedroom 3

10'2 x 8'10
(3.1m x 2.7m)



A good-sized 3rd bedroom again with window to front. Benefits from a large built-in cupboard

OUTSIDE

Enclosed area of garden to the front which is easy to maintain.

A driveway to the side of the property provides ample space for off-street parking. There is a further triangular garden area mainly laid to lawn.



There is an enclosed garden to the rear of the property which is mainly laid to lawn. A block-built shed with metal profile roof is equipped

with power and light provides practical space for storage.

ITEMS INCLUDED

All carpets, curtains, blinds and light-fittings are to be included in the sale of the property.

SERVICES

Mains water and drainage to septic tank.

Council Tax

Band D

EPC Banding

EPC=E

Entry

By arrangement

Viewing

Contact our Peterhead office – 01779 476351

Email

peterhead.property@stewartwatson.co.uk

Offers

All offers should be submitted in writing to our Peterhead office

Reference NH/HG

FREE VALUATION – We are pleased to offer a free and without obligation, valuation of your property.

Contact Property Departments at any of our offices.

These particulars do not constitute any part of an offer or contract. All statements contained therein, 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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