

STEWART & WATSON

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**WOODSIDE,
NEW BYTH,
TURRIFF, AB53 5XN**



Detached 3 Bedroom Cottage

- ... Lounge, Dining area, Kitchen & Conservatory
- ... 3 Bedrooms & Bathroom
- ... LPG CH & uPVC DG
- ... Driveway & Garden
- ... Short distance from local attractions

Offers around £155,000

Home Report Valuation £165,000

www.stewartwatson.co.uk

TYPE OF PROPERTY

We are pleased to offer for sale this quaint 3 bedroom cottage. The property benefits from uPVC double glazing throughout and LPG central heating. Accommodation comprises: Front Porch / Utility area, Lounge with Dining area, Kitchen, Conservatory, Bedroom, Bathroom and Rear Hallway on the ground floor with 2 Bedrooms on the first floor.

ACCOMMODATION

Rear Hallway

With uPVC door, tiled flooring and access to Lounge, Kitchen and Bathroom.

Lounge (14'8" x 11'1" / 4.5m x 3.4m)

With open coal fire, fitted carpet, central heating radiator and windows to front and side.



Dining area (12'1" x 7' / 3.7m x 2.1m)

Open plan with Lounge, fitted carpet, central heating radiator and window to rear.



Kitchen (12'3" x 9'2" / 3.7m x 2.8m)

With base and wall units, worktop space incorporating stainless sink and drainer, plumbed for washing machine and dishwasher, shelved recess, Worcester

combi boiler, tiled flooring, central heating radiator and windows to side and rear.



Bathroom

With w.c., wash hand basin, bath with overhead shower operated off mains water, tiled flooring and heated towel rail.



Hallway

With built in under stair storage cupboard, fitted carpet, stairs to first floor accommodation and access to bedroom and porch/utility area.

Porch / Utility area

With walk in larder cupboard, clothes pulley, fridge/freezer, venting for tumble dryer, tiled flooring, central heating radiator and access to garden.

Bedroom (14'8" x 9' / 4.5m x 2.7m)

With built in storage cupboard, fitted carpet, central heating radiator, windows to front and side and access to conservatory.



Conservatory (12' x 8'4"/ 3.6m x 2.6m)

With polycarbonate roof, uPVC double glazing, tiled flooring and patio doors leading to garden.



Bedroom (12'1" x 10'2"/ 3.7m x 3.1m)

With coombed ceilings, fitted carpet, central heating radiator and window overlooking front of property.



First Floor Hallway

With wall to wall built in storage cupboards, built in book shelves, Velux window and fitted carpet.



OUTSIDE

There is parking to the rear of the property. The enclosed garden, is laid in grass with mature trees and shrubs. There is a slabbed patio area to the rear.

PLEASE NOTE The driveway at the side of the property is shared to allow access to farmland. There is also a derelict steading to the side of the property which is not owned by the owners of Woodside.

Bedroom (12'1" x 10'2"/ 3.7m x 3.1m)

With coombed ceilings, fitted carpet, central heating radiator and window overlooking front of property.



SERVICES

Mains water, drainage to septic tank and electricity supplied.

ITEMS INCLUDED

All heritable fittings & fixtures are included.

Council Tax Band

C

EPC Band

G

Entry

By arrangement.

Viewing

By contacting the owners on 07740 512 214 / 01888 544286 to arrange an appointment.

Email: turriff.property@stewartwatson.co.uk

Offers

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

LOCATION

Woodside is ideally situated to take advantage of the many local attractions such as Duff House and Gallery (Historic Environment Scotland) at Banff, Banff Links, Macduff Aquarium, Fraserburgh Lighthouse Museum and Heritage Centre, Loch of Strathbeg RSPB Bird Reserve, Pennan, famed for film 'Local Hero', Cullykhan beach and Fort Fiddes (vitrified fort) Troup Head RSPB Bird Reserve (with the largest mainland gannetry in the UK) the quaint old fishing village of Crovie and the lovely harbour and fishing village of Gardenstown.

Convenient for Turriff, Macduff, Banff, Fraserburgh, Peterhead and Ellon. Aberdeen - 36 miles

DIRECTIONS

On leaving Turriff on the A947 towards Banff, after approximately 1½ mile turn right onto B9105 signposted Fraserburgh. Continue on this road until reaching the main A98 Banff to Fraserburgh road. Turn right at the T junction and Woodside is a short distance along this road on the right hand side, just beyond the New Byth signpost.

Reference TUR/DDP/E19



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

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

38 Broad Street, Fraserburgh, AB43 9AH (01346) 514443
21 Market Square, Oldmeldrum AB51 0AA (01651) 872314
4 North Street, Mintlaw, AB42 5HH (01771) 622338
25 Grant Street, Cullen, AB56 4RS Mon – Fri 1pm - 4pm
(01542) 840408
17-19 Duke Street, Huntly, AB54 8DL (01466) 792331