

STEWART & WATSON

your **complete** property & legal service

2 MILL OF BALMAUD COTTAGE, KING EDWARD, BANFF. AB45 3PN



Semi detached Cottage

- .. Lounge & Kitchen
- .. 3 Bedrooms & Shower Room
- .. Oil CH & DG
- .. Garage & Garden
- .. Landlord Reg - 43833/110/25500. EPC - E

Rent - £ 650 p.c.m.

www.stewartwatson.co.uk

TYPE OF PROPERTY

This is a 3 bedroomed cottage situated approximately 5 miles from Turriff. The house has oil fired central heating, double glazing and a garden.

ACCOMMODATION

Entrance Hall, Lounge, Kitchen, 3 Bedrooms and Shower Room.

Kitchen

Range of base and wall units, fridge/freezer, washing machine, electric oven and hob, laminate flooring and central heating radiator.



Lounge

With shelved cupboard housing meter box, laminate flooring and central heating radiator.



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

Bedroom 1

With built in bedroom furniture, small storage cupboard, laminate flooring and central heating radiator.



Shower Room

With w.c., wash hand basin, corner shower cubicle with aqua panelling, laminate flooring and central heating radiator.



Hallway

With laminate flooring leading to front door and fitted carpet on staircase leading to upstairs accommodation.



Bedroom 2

With laminate flooring and central heating radiator.



Bedroom 3

With laminate flooring and central heating radiator.



OUTSIDE

Garden to the front of the property with rotary dryer. Parking space to the rear of the property and garage.

Council Tax Band

A

EPC Band

E

Entry

By arrangement.

Viewing

By contacting Mrs Strachan on 07866 777 717 to arrange an appointment.

Email

turriff.property@stewartwatson.co.uk

Applications

To be made on our application form available from any of our offices and submitted along with two references.

Landlord Registration Number

43833/110/25500

Terms

In addition to the rent, the tenant shall be responsible for payment of the Council Tax and all utility bills.

Reference

Turriff/DDP/G19

