

STEWART & WATSON

your **complete** property & legal service

3 CEDARS WAY, MINTLAW, AB42 4AJ



3 Bedroomed detached house with integral garage

- Ex show home finished to high specification
- Lounge
- Open plan kitchen/dining room
- Family bathroom & en-suite
- Gas CH & Triple glazing

Fixed price - £252,500

www.stewartwatson.co.uk

ACCOMMODATION

Ground Floor

Lounge (3.95m x 5.75m)

Kitchen/Dining (6.67m x 3.18m)

Utility room 1.87m x 2.29m

WC 1.25m x 2.52

Garage 2.71m x 5.66m

First Floor

Master Bedroom 3.76m x 4.76m

Bedroom 2 3.95m x 3.48m

Bedroom 3 3.82m x 3.30m

Bathroom 2.44m x 1.80m

En-suite 2.58m x 1.80m

TYPE OF PROPERTY

This ex show home, built by Colaren Homes has been finished to the highest of standards and features three bedrooms, the master bedroom with an en-suite, and a family bathroom all on the first floor. Downstairs comprises modern configuration of kitchen/dining room. Also on the ground floor is a large family living room and utility room. The interior is finished throughout in American white oak and fitted with high quality, low energy UPVC triple glazed windows. The property comes with a ten year warranty.

The kitchen and utility room have been fitted with contemporary German base and wall units and feature high quality laminate worktops. In the kitchen there is an integrated fridge freezer, dishwasher, oven, hob and extractor hood. The Utility room has space for a washing machine and tumble dryer.

The bathroom has a 4 piece white suite with bath, w.c. corner shower cabinet and wall mounted sink. All bedrooms have built in wardrobes.



Hallway



Cloakroom



Utility room



Kitchen



Kitchen (alternative view)



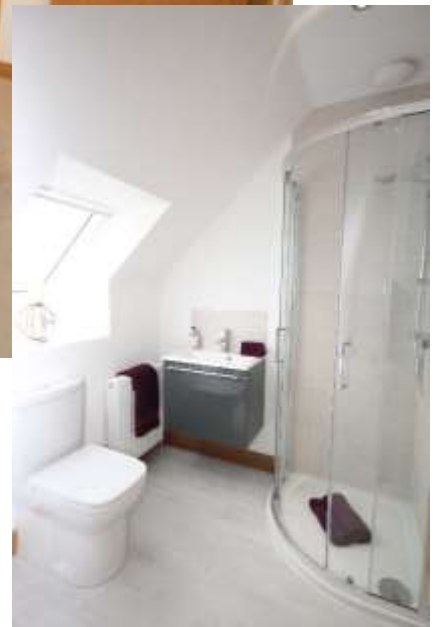
Dining Area



Lounge



Master Bedroom and en-suite





Bedroom 2



Bedroom 3



Bathroom

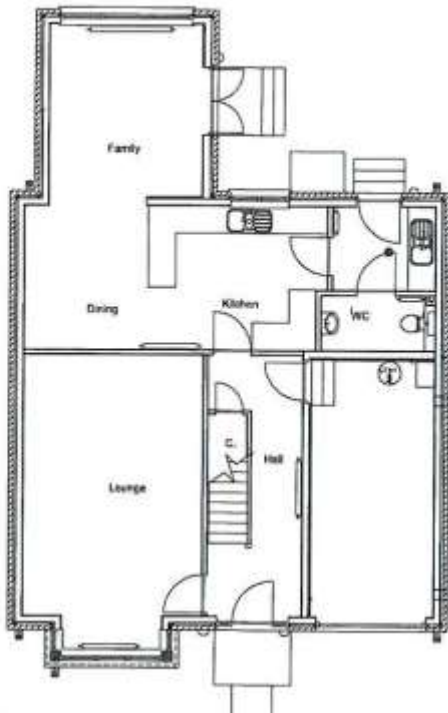
OUTSIDE

There is a tarred driveway for off-street parking and the front garden is laid in grass with a path leading to the front door. The side and rear gardens are both laid in grass.

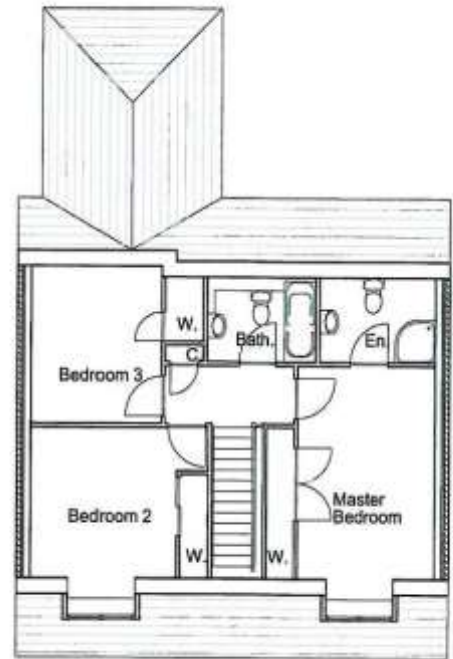


Rear Garden

Ground Floor Plan



First Floor Plan



Sun Lounge not included

ITEMS INCLUDED

All flooring, blinds and light fittings will be included in the sale.

Council Tax

Awaiting banding

EPC Banding

Awaiting banding

Entry

By arrangement

Viewing

Contact our Mintlaw office on (01771) 622338

Email

Email: Mintlaw.property@stewartwatson.co.uk

Offers

All offers should be submitted in writing to our Mintlaw office

LOCATION

Cedar Way is in the ever popular Colaren Homes Northwood development. The ever expanding village of Mintlaw has become increasingly popular over recent years and it is not hard to see why. Suited both the mature buyer and also families it offers a whole host of facilities second to none for a village of its size. There are both primary and secondary schooling, a selection of local shops including two convenience stores a small supermarket, pharmacy, health centre, dental practice, vets, post office, filling-station with shop attached, garage, library, hotels and pubs, takeaway food outlets, garden centre with coffee shop and regular bus services to Fraserburgh, Peterhead, Ellon and Aberdeen which lies approximately 35 miles distant. There is the MACBI Community Hub, a centre offering a range of activities including multi-gym, sports facilities including an all weather pitch, fitness and other classes for adults and children, other non-sporting activities, a soft play area and coffee shop. There is easy access to the renowned Aden Country Park and to the Formartine and Buchan line walkway. The village is centrally located on the crossroads of the Aberdeen to Fraserburgh and Peterhead to Banff roads and well placed for commuting to the surrounding towns and Aberdeen.

Reference – CG

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 10am-4pm (01542) 840408
17-19 Duke Street, Huntly, AB54 8DL (01466) 792331