

STEWART & WATSON

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***GLENVIEW, GRANGE,
KEITH, AB55 6TH***



Large modern Bungalow in Quiet Rural Location

- 4 Bedrooms, one Ensuite
- Large Lounge, Sun Room & Dining Kitchen
- 124395/300/06390; EPC=C
- Oil C.H. & Full D.G.
- Garden & Large Garage

Rental - £850 per month

Letting Agent Registration Number is LARN1904084

Letting Agent Registration No. 11692/110/31170

www.stewartwatson.co.uk

TYPE OF PROPERTY

This is a large and well-appointed modern bungalow, constructed by the current owner, and with spacious rooms. The house is fully carpeted and double glazed, and will be rented unfurnished. Any proposed tenant will require to provide references and to pay a deposit. The tenant will also be responsible for all bills, council tax, television licence and their own contents insurance.

ACCOMMODATION

The accommodation is all at ground floor level and comprises:-

HALL

A wide l-shaped hallway with two radiators, large cupboard housing hot water tank and further shelved cupboard.

LOUNGE 7.69m x 5.56m (25'3" x 18'3")

Vertical blinds, two radiators. This leads on an open plan basis to

SUN ROOM 4.14m x 3.86m (13'7" x 12'8")

With radiator, vertical blinds, solid oak floor and French doors.

DINING KITCHEN 5.71m x 5.41m (18'9" x 17'9")

Fitted kitchen units at floor and eye level with stainless steel 1½ bowl sink and mixer tap. Fitted electric oven and microwave. Fitted electric hob with stainless steel extractor hood, radiator. Partly carpeted and solid oak flooring. Vertical blinds, French doors to rear garden.

UTILITY ROOM 4.31m x 1.57m (14'2" x 5'2")

Stainless steel sink with mixer tap, fitted units, large fitted cupboard, radiator, solid oak flooring. Back door.

BATHROOM 3.65m x 2.74m (12' x 9')

A spacious bathroom with Spa bath, large shower cabinet, ladder radiator and vertical blinds.

MASTER BEDROOM 4.49m x 1.90m (14'9" x 6'3")

Window to front with vertical blinds, fitted wardrobe with mirror doors, radiator.

EN-SUITE SHOWER ROOM

A large shower room incorporating spacious shower cabinet, vanity unit, fitted mirrors and ladder radiator.

BEDROOM 2 4.06m x 3.20m (13'4" x 10'6")

Window to front with vertical blinds, fitted wardrobe with mirror doors, radiator.

BEDROOM 3 3.98m x 2.74m (13'1" x 9")

Window to rear with vertical blinds, fitted wardrobe with mirror doors, radiator.

BEDROOM 4 3.88m x 2.74m (12'9" x 9")

Window to rear with vertical blinds, fitted wardrobe with mirror doors, radiator.

There is also a large LOFT.

OUTSIDE

Double garage with up and over electric doors, concrete floor, separate door to garden, electric power and light and pitched roof. The garden is spacious and includes a lawn as well as ample parking space.

SERVICES

Private water and drainage. Oil-fired central heating and electricity connections.

Council Tax: Band F.

EPC Banding: EPC=C.

Entry: By arrangement.

Viewing: Contact our Huntly office on 01466 792331. Alternatively outwith office hours you can contact the owner, Mr Moggach, on 07989 397212.

Email: huntly.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

124395/300/06390

Terms

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

LOCATION

The bungalow sits alongside Whitehill Farm. From the junction of the A95 and B9022 public roads at Glenbarry head south-west along the A95 in the direction of Keith. In less than a mile along the road, take the right turn at the sign for Sillyearn and Edingight. Go up and over the hill, and at the foot of the hill at the other side the property is on the right.

Reference: HUNTLY/MCD/I19



Rear view of property



Double Garage



Garden

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

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