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5 QUEENS ROAD
BODDAM, AB42 3AX



3 Bedroom Semi-Detached Dwellinghouse

- ... Deceptively spacious accommodation
- ... Kitchen with open plan dining area
- ... Cloakroom and family bathroom
- ... Enclosed garden to rear
- ... Gas C.H / D.G / Off-street parking

Offers Over £119,000

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TYPE OF PROPERTY

Situated in a popular residential area in Boddam, this 3 Bedroom Semi-Detached Dwellinghouse offers a deceptively spacious level of accommodation and has been tastefully decorated throughout by the present owner.

Outside there is an enclosed area of garden to the rear which is mainly laid to lawn and there is a shared area providing space for off-street parking.

Benefits from gas central heating and double-glazing.

ACCOMMODATION

Entrance Vestibule

A Upvc door with glazed upper panel leads inside. Window to front.

Hallway

A further glazed door leads into the hallway.

Cloakroom

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

Lounge

17'7 x 13'4
(5.4m x 4.1m)



A tastefully decorated and well-proportioned lounge. Window overlooking the rear of the property. TV extension. The electric feature fireplace is to remain.

Kitchen & Open Plan Dining Area 20'1 x 8'10 (6.1m x 2.5m)



Fitted with a range of modern wall and base units and features contrasting surfaces housing a housing a double sink. Splashback tiling. Plumbed for an automatic washing machine and vented for a tumble dryer. Windows to the rear provide a great deal of natural light. Upvc door with glazed upper panel leads out to the rear of the property.



The open-plan dining area is spacious enough to accommodate a family dining table and chairs. Benefits from a built-in cupboard.

Bedroom 1 **11'8 x 10'3**
(3.6m x 3.1m)



A good-sized double bedroom overlooking the front of the property. Benefits from a built-in cupboard.

Bedroom 2 **13'2 x 8'8**
(4m x 2.7m)



Another spacious double bedroom which features a built-in double wardrobe with mirror sliding doors.

Stairs to Upper Landing

A carpeted staircase leads to bedroom 3 and bathroom.

Bedroom 3 **13'2 x 8'8**
(4m x 2.7m)



Further double bedroom with built-in storage. Window to rear.

Family Bathroom



Fitted with a modern suite comprising WC, wash hand basin, bath and separate shower compartment with 'mixer' shower. Heated towel radiator. Splashback panelling.

OUTSIDE

There is a shared access driveway to the side of the property which leads to a shared area for off-street parking

There is an enclosed garden to the rear of the property which is mainly laid to lawn. Rotary clothes dryer.

ITEMS INCLUDED

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

Council Tax

Band C

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 of the accuracy of each of the statements contained in these particulars.

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