

STEWART & WATSON

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CAPE COTTAGE, 11 FORDYCE TERRACE *NEW DEER, AB53 6WE*



Traditional semi-detached property

- Three bedrooms
- Conservatory
- Countryside views
- Off-street parking & garage
- Village location

Offers Over £135,000

Home Report Valuation £135,000

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ACCOMMODATION

Entrance hall

Lounge	12'1 x 12'1 (3.70m x 3.70m)
Kitchen	12'9 x 10'0 (3.89m x 3.05m)
Conservatory	10'11 x 9'6 (3.35m x 2.90m)
Bedroom 1	12'6 x 12'2 (3.82m x 3.79m)
Shower room	7'7 x 6'3 (2.31m x 1.93m)

First floor

Bedroom 2	15'7 x 12'3 (4.76m x 3.74m)
Bedroom 3	15'7 x 9'8 (4.76m x 2.95m)

Please note: All sizes are given at widest point.

TYPE OF PROPERTY

Presented in good condition and enjoying views of the surrounding countryside to the front, this traditional semi-detached cottage benefits from oil fired central heating and is double glazed throughout with the exception of the conservatory which is single glazed.

The kitchen is fitted out with a range of wall and base units with contrasting wood effect worktops incorporating stainless steel extra bowl sink and free standing cooker with extractor above. There are also spaces for a washing machine, slimline dishwasher and under counter fridge. The kitchen also has ample room for a table and chairs.

Situated at the front of the property is a dual aspect lounge with open fireplace.

The shower room has a white three piece suite comprising toilet, pedestal wash hand basin and corner shower with instant demand shower.

Upstairs are two bedrooms, both with built in mirror door wardrobes, the larger of the two being situated at the front of the property, enjoying uninterrupted countryside views.



Lounge



Kitchen





Conservatory



Shower room



Bedroom 1



Bedroom 2



Bedroom 3

OUTSIDE

To the front of the property is a shared path leading to the front door and an area of grass with mature shrubs and plants. To the side of the property is a slabbed patio area. The rear garden is mainly laid to grass with mature flower beds, it has a decked area and chipped stone paths. Located beyond the rear garden is a shared driveway which leads to a single garage. There is also a wooden garden shed which is to be included in the sale and a stone built outhouse, which is shared with the neighbour.



Rear garden

ITEMS INCLUDED

All carpets, floor coverings, blinds, curtains and the wooden garden shed are included in the sale.

Council Tax
Band C

EPC Banding
EPC=E

Entry
By arrangement

Viewing
Contact our Mintlaw office – (01771) 622338

Email
mintlaw.property@stewartwatson.co.uk

Offers
All offers should be submitted in writing to our Mintlaw office

LOCATION

The village of New Deer offers good amenities including a primary school, selection of local shops including a pharmacy, restaurant and public house, health centre, bank and a church. Further facilities are available at either Turriff, Peterhead, Fraserburgh or Mintlaw, the ever expanding village of Mintlaw, Central Buchan's largest village which offers to the surrounding areas a whole host of facilities second to none for a village of its size including 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 29 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

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