

# STEWART & WATSON

your **complete** property & legal service

**71 MAIN STREET, ABERCHIRDER,  
HUNTLY, AB54 7TB**



*Mid Terrace Dwellinghouse requiring modernisation*

- Lounge & Kitchen
- 3 Bedrooms & Bathroom
- DG & Oil CH
- Garage & Garden to rear
- Ideally situated in Village centre

***Offers over £70,000***

***Home Report Valuation £70,000***

***[www.stewartwatson.co.uk](http://www.stewartwatson.co.uk)***

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**TYPE OF PROPERTY**

We are pleased to offer for sale this 3 bedroom dwellinghouse, ideally situated in the heart of Aberchirder. The property benefits from oil central heating and double glazing throughout. Accommodation comprises: Entrance Hallway, Lounge, Kitchen, Bathroom and Bedroom on the ground floor with 2 further bedrooms on the first floor.

**ACCOMMODATION**

**Entrance Hallway**

With walk in under stair cupboard, fitted carpet and central heating radiator.

**Lounge (14'5" x 13' / 4.4m x 4m)**

Two windows to front, wooden mantel housing electric fire, fitted carpet and central heating radiator.



**Kitchen (10'9" x 9'2" / 3.3m x 2.8m)**

With a range of base and wall units, built in larder cupboard, vinyl flooring and central heating radiator.



**Bedroom 1 (14'7" x 8'2" / 4.5m x 2.5m)**

With fitted carpet, central heating radiator and window to front.



**Bedroom 3 (10'1" x 11'9" / 3.1m x 3.6m)**

With coombed ceiling, fitted carpet, central heating radiator and window to front.



**Bathroom**

With w.c., wash hand basin, bath, vinyl flooring and central heating radiator.

**Rear Hallway**

With vinyl flooring and access to rear garden.

**First Floor**

**Bedroom 2 (10'9" x 11'8" / 3.3m x 3.6m)**

With coombed ceiling, built in cupboard, fitted carpet, central heating radiator and window front.



**OUTSIDE**

The fully enclosed garden at the rear has a small lawn with drying area, gravel driveway, 2 garden sheds and a timber frame garage.



## SERVICES

Mains water, drainage and electricity.

## ITEMS INCLUDED

All heritable fittings and fixtures are included as are all light fittings and floor coverings

## Council Tax Band

A

## EPC Band

E

## Entry

By arrangement.

## Viewing

By contacting The Property Shop, Turriff on 01888 563777 to arrange an appointment.

**Email:** [turriff.property@stewartwatson.co.uk](mailto:turriff.property@stewartwatson.co.uk)

## Offers

All offers should be submitted in writing to our Turriff office.

## LOCATION

Aberchirder is served by the usual shopping facilities. There is a Primary School in the village and secondary schooling is at Banff Academy, approximately 9 miles away. Local facilities include a library, an outdoor and indoor bowling club and a medical centre. Aberdeen is approximately 40 miles away.

## Reference

TUR/FP/C20

**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 | 38 Broad Street, Fraserburgh, AB43 9AH            | (01346) 514443 |
| 59 High Street, Turriff AB53 4EL                   | (01888) 563773 | 21 Market Square, Oldmeldrum AB51 0AA             | (01651) 872314 |
| 65 High Street, Banff AB45 1AN                     | (01261) 818883 | 4 North Street, Mintlaw, AB42 5HH                 | (01771) 622338 |
| 42/44 East Church Street, Buckie AB56 1AB          | (01542) 833255 | 25 Grant Street, Cullen, AB56 4RS Mon-Fri 2pm-4pm | (01542) 840408 |
| 35 Queen Street, Peterhead AB42 1TP                | (01779) 476351 | 17-19 Duke Street, Huntly, AB54 8DL               | (01466) 792331 |