

# STEWART & WATSON

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**4 NEIL BURN DRIVE  
KINCARDINE O'NEIL, AB34 5AB**



*Two Bedroom Semi Detached Bungalow*

- Lounge, Dining Kitchen & Conservatory/Porch
- 2 Bedrooms & Bathroom
- DG & Electric and Underfloor Heating
- Driveway and Garden
- Ideal First Time Purchase

***Offers Over £160,000***

***Home Report Valuation £160,000***

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

## TYPE OF PROPERTY

Enjoying a peaceful location in the popular Royal Deeside village of Kincardine O'Neil, within walking distance of the primary school and local amenities we offer for sale, this Two Bedroom Semi Detached Bungalow which would represent an excellent first time purchase, those looking for an investment opportunity or someone looking at downsizing. The property benefits from Double Glazing, Electric and Underfloor Heating and offers a good level of accommodation throughout. The accommodation comprises Vestibule, Hallway, Lounge, Dining Kitchen, Rear Conservatory/Porch, Two Double Bedrooms and Bathroom with shower. Outside, a driveway at the side provides off street parking for several vehicles. Garden to front and rear. Viewing highly recommended.

## ACCOMMODATION

### Entrance Vestibule

The property is entered via a hardwood door with glazed sections. Laminate flooring. Door to hallway.

### Hallway

The hallway giving access to all accommodation. A deep cupboard with shelved storage provides access to a partially floored loft. Laminate Flooring.

### Lounge 14' 5" x 12' 1" (4.4m x 3.67m)

With picture window overlooking the front of the property, the bright and airy lounge offers space to accommodate a range of furniture. A particular feature is the wood burning stove on granite hearth with decorative slate surround making this an attractive focal point of the room. Two television points and Laminate flooring.



### Dining Kitchen 12' 7" x 12' 2" (3.86m x 3.70m)

Located to the rear of the property and fitted with a good range of modern base and eye level units, incorporating a stainless steel sink, splashback tiling and coordinating work surface. The units further incorporate an electric hob and oven. The American style fridge freezer and washing machine will be included in the sale price. Ample space to accommodate a dining table and chairs. Door to Conservatory/ Porch. Under floor heating and Laminate flooring.



**Conservatory/Porch**                      **11' 9" x 6'9 "**  
(3.5m x 2.0m)

A good sized addition to the property with glazed windows on two sides overlooking the rear garden. Door to rear garden.

**Bedroom 1**                                      **11' 5" x 10' 2"**  
(3.49m x 3.10m)

A well-proportioned double bedroom located to the rear of the property. Double built-in wardrobe incorporating hanging rail and shelf space. Further cupboard provides additional shelved storage facilities. Television point, Fitted Carpet.



**Bedroom 2**                                      **12' 8" x 9' 8"**  
(3.89m x 2.97m)

Another good sized double bedroom to the front of the property. Double built-in wardrobe incorporating hanging rail and shelf space. Further cupboard provides additional shelved storage facilities. Electric heater.

**Bathroom**                                      **8' 2" x 9 "**  
(2.49m x 1.49m)

Fitted with white suite comprising w.c., wash hand basin and bath with shower above and screen to side. Vinyl flooring.



**OUTSIDE**

A driveway at the side provides off street parking for several vehicles. The garden to the front outside, the front garden is mainly laid to lawn and bordered by a variety of shrubs and flowers. The fully enclosed rear garden is also laid to lawn and features an attractive raised decking area, ideal for outdoor entertainment. Garden shed.

**SERVICES**

Mains water, electricity and drainage

## ITEMS INCLUDED

The usual heritable fixtures and fittings are included. All floor coverings and light fittings to remain. The lounge curtains will be removed. All other curtains and blinds will remain together with the American style fridge freezer, washing machine and garden shed.

**Council Tax Band** B

**EPC Band** E

**Entry** By arrangement

### Viewing

By contacting Ms Anderson on 07762 607101 or our Oldmeldrum Office on 01651 872314 to arrange an appointment.

### Email

oldmeldrum.property@stewartwatson.co.uk

### Offers

All offers should be submitted in writing to our Oldmeldrum Office.

## LOCATION

Kincardine O'Neil is a pleasant village in the heart of Royal Deeside with a range of shops and numerous other facilities including the excellent primary school. It is an ideal area for the outdoor enthusiast and with a wide range of sporting activities such as walking, skiing, gliding, fishing and golf. It is also within easy access to the Deeside Way and to the Cairngorms National Park.

## DIRECTIONS

Travelling from Aberdeen on the main North Deeside Road, continue through Banchory in a westerly direction towards Aboyne. On reaching Kincardine O'Neil, continue through the village and Neil Burn Drive is the second opening on the right hand side and number 4 is located a short distance ahead on the left.

### Reference

Oldmeldrum/LA/I20



**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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