

STEWART & WATSON

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*12 BURNSIDE ROAD, MINTLAW
AB42 5GD*



3 Bedroom Semi-Detached Property

- Requires up-grading
- Popular residential area
- Shower room & cloakroom
- Lounge with dining area
- Enclosed rear garden

Offers around £85,000

Home Report Valuation £90,000

www.stewartwatson.co.uk

ACCOMMODATION

Entrance Vestibule

Lounge - 22'7 x 10'7 (6.90m x 3.23m)

Kitchen - 12'7 x 8'9 (3.84m x 2.67m)

Cloak Room - 6'7 x 3'7 (2.00m x 1.11m)

Landing

Bedroom 1 - 11'8 x 10'7 (3.57m x 3.23m)

Bedroom 2 - 10'8 x 10'7 (3.26m x 3.24m)

Bedroom 3 - 11'8 x 8'8 (3.56m x 2.65m)

Shower Room - 6'6 x 6'0 (1.98m x 1.85m)

Please note: All sizes are given at widest point.

TYPE OF PROPERTY

Ideal investment property in a popular residential area. The lounge has windows to the front and rear and space for a dining area. The kitchen is fitted with hi-gloss white wall and base units with marble effect worktops. There are spaces for two under the counter appliances, a tall fridge freezer and a free standing cooker. The cloakroom has a two piece white suite. The landing leads to the first floor, two cupboards, one of which houses the hot water tank. Bedroom one has a window to the front and Bedroom 2 & 3 have windows to the rear. The Shower room is fitted with a wc, pedestal whb and a shower area.



Lounge



Kitchen



Cloakroom



Bedroom 1



Bedroom 2



Bedroom 3



Shower room

OUTSIDE

To the front of the property there is a chipped stone area with mature trees and shrubs, the side garden has a slabbed path leading to the rear garden and steps to the front door. The rear garden is enclosed and has a rotary clothes dryer. Wooden garden shed.



Rear Garden

ITEMS INCLUDED

All carpets, floor coverings, light fittings and the wooden garden shed will be included in the sale

Council Tax

Band B

EPC Banding

EPC= E

Entry

By arrangement

Viewing

Contact our Mintlaw office on (01771) 622338

Email

Email: Mintlaw.property@stewartwatson.co.uk

Offers

All offers should be submitted in writing to our Mintlaw office

The outer walls are of a non-traditional construction being of timber framework clad with timber weatherboarding. Interested parties should check on the availability of a mortgage before offering.

LOCATION

The ever expanding village of Mintlaw has become increasingly popular over recent years and it is not hard to see why. Suiting both the mature buyer and also families it offers a whole host of facilities second to none for a village of its size. There are both primary and 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 – NH

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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65 High Street, Banff AB45 1AN	(01261) 818883	4 North Street, Mintlaw, AB42 5HH	(01771) 622338
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