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GRANVILLE, BURNETT PLACE PORT ELPHINSTONE, INVERURIE AB51 3US



Two Bedroom Detached Dwellinghouse

- Lounge, Kitchen & Porch
- 2 Bedrooms & Shower Room
- DG & Gas CH
- Low Maintenance Garden
- Ideal Commuter Base

Offers Over £180,000

Home Report Valuation £180,000

www.stewartwatson.co.uk

TYPE OF PROPERTY

Enjoying a pleasant location within a well established residential area of Port Elphinstone within walking distance of local amenities, we offer for sale this Two Bedroom Detached Dwellinghouse which benefits from Double Glazing and Gas Central Heating. Although the property would benefit from some modernisation, it represents an ideal purchase for first time buyers, those looking to downsize or those looking for a buy to let investment. It is well placed for commuting to Dyce, Bridge of Don, Aberdeen Airport and the City itself and the accommodation comprises of Entrance Vestibule, Hallway, Lounge, Kitchen, Porch, Two bedrooms and Shower Room. Outside, a driveway to the side provides parking for several vehicles and leads to the rear garden.

ACCOMMODATION

Entrance Vestibule

A hardwood front door opens into the vestibule. Electric fuse cupboard. Laminate flooring. Glass door to hallway.

Hallway

The Hallway gives access to most of the accommodation. Hatch to the floored loft accessed by way of a Ramsey ladder. Central heating radiator and fitted carpet.

Lounge **14' 2" x 13' 4"** (4.31m x 4.00m)

Located to the front of the property, this bright and airy Lounge has space to accommodate a range of furniture. A particular feature in this room is the electric fire making this a focal point of the room. Television and telephone points, central heating radiator and fitted carpet. Glazed door to Kitchen.



Kitchen **10' 1" x 10' 2"** (3.10m x 3.07m)

Fitted with a range of base and eye level units, incorporating a stainless steel sink and coordinating work surfaces. The units further incorporate a gas hob with stainless steel hood above and eye level oven. Cupboard housing the central heating boiler. The washing machine, fridge and freezer are included in the sale price. Central heating radiator and laminate flooring. Door to porch.



Porch **7' 5" x 5' 9"** (2.28m x 1.79m)

With central heating radiator and laminate flooring. Exterior door to garden.

Bedroom 1**13' 4" x 10' 9"**

(4.07m x 3.31m)

A good sized double bedroom located to the front of the property. Ample space to accommodate a range of free standing furniture. Television point, central heating radiator and fitted carpet.

**Bedroom 2****11' 7" x 10' 0"**

(3.55m x 3.04m)

Currently being utilised as a dining room but could quite easily accommodate a double bed. Space to accommodate free standing furniture. Electric fire and surround. Central heating radiator and fitted carpet.

**Shower Room****7' 0" x 6' 5"**

(2.12m x 1.97m)

Fitted with white suite comprising enclosed cistern and wash hand basin set into vanity unit. Walk in shower. Vinyl flooring.

**OUTSIDE**

A driveway to the side of the property provides off street parking for several vehicles. Both front and rear gardens are low maintenance having been laid in stone chips and incorporating a variety of mature trees and bushes. Greenhouse.

**SERVICES**

Mains water, electricity, drainage and Gas Central Heating

ITEMS INCLUDED

The usual heritable fixtures and fittings are included. All floor coverings, light fittings, curtains and blinds will remain together with the washing machine, fridge and freezer.

Council Tax Band

E

EPC Band

D

Entry

By arrangement

Viewing

By contacting Charlie Lamb on 07722 010060 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

Inverurie is a thriving market town situated 17 miles from Aberdeen making it popular with city commuters and offering a wide range of facilities including 4 primary schools, a secondary school, a good range of local shops, supermarkets, hotels, restaurants, health centre, swimming pool, sports centre, public library and golf course. There are excellent rail and road links to Aberdeen as well as to the North and South.

Reference

Oldmeldrum/FP/J20



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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