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3 PITCHAIDLIE PLACE *FORDYCE, AB45 2SY*



Traditional Semi-Detached Bungalow

- Residential cul-de-sac offering open views
- Full D.G & oil C.H
- Vestibule, Hallway, Lounge, Kitchen
- Shower Room & 3 Double Bedrooms.
- Large garden areas. Off road parking.

Offers Over £125,000
Home Report Valuation £125,000

www.stewartwatson.co.uk

3 PITCHAIDLIE PLACE, FORDYCE, AB45 2SY

TYPE OF PROPERTY

We offer for sale this semi-detached bungalow, which is situated in a popular residential cul-de-sac on the western fringe of Fordyce. Fordyce is a historic rural village situated in the heart of the Banffshire countryside but is only 2 miles from the Moray Firth coastline and in particular the sandy beach at Sandend. Open views over farmland can be appreciated at the front of the property. This home offers spacious, well appointed accommodation on one level and benefits from full double-glazing and oil fired central heating, but is in need of and would be enhanced by some further modernisation and redecoration. Any fitted floorcoverings and lightfittings within the property will remain.

ACCOMMODATION

Vestibule

Enter through glass panelled exterior door into the vestibule. Glass panelled door to the hallway.

Hallway

Enter into the hallway, which has doors to the lounge, shower room and all 3 bedrooms.

Lounge

5.36 m x 3.32 m

Large front facing bay window. Built-in cupboard with fitted shelving and the electric meter. Door to the kitchen.



Kitchen

3.32 m x 3.14 m

Rear facing window. Fitted with a selection of base and wall mounted units in a white, gloss effect finish. Slate effect countertops, sink and drainer unit with mixer tap. Floor standing oil fired central heating boiler. Glass panelled exterior door giving access to the rear garden.





Bedroom 1 4.61 m x 3.02 m
Spacious, double bedroom with rear facing window.
Built-in cupboard.



Bedroom 2 3.76 m x 3.08 m
Double bedroom with front facing window.



Shower Room 3.00 m x 1.62 m
Rear facing window. Fitted with toilet, wash-hand basin and large shower cubicle. Wall tiling. Wet wall panelling within the shower area. Fitted cupboards and vanity area. Heated towel ladder radiator.



Bedroom 3

3.76 m x 2.77 m

Double bedroom with front facing window.



OUTSIDE

The property occupies a large site with garden areas to the front, side and rear. The front garden is mainly laid in grass and enjoys views over the surrounding farmland. At the side of the property a paved/stone chipped drive allows access to the rear garden and provides off road parking for a number of vehicles. A large garden lies to the rear of the property, which is generally enclosed and is presently undeveloped.

SERVICES

Mains water, electric and drainage.

ITEMS INCLUDED

All fitted floor coverings and lightfittings.

Council Tax

The property is registered as band A

EPC Banding

EPC= E

Viewing

Contact our Buckie Office on 01542 833255 to see the virtual tour or to arrange a viewing appointment.

Email buckie.property@stewartwatson.co.uk

Reference Buckie/CF



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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