

STEWART & WATSON

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WHINHILL FARMHOUSE NEW DEER, TURRIFF, AB53 6UL



Detached Dwellinghouse

- .. Lounge, Dining Room / 5th Bedroom & dining Kitchen
- .. Conservatory, 4 Bedrooms, wc & Bathroom
- .. Utility Room & large pantry
- .. DG & Oil CH
- .. Garden & double garage

Offers in the region of £240,000

Home Report Valuation £240,000

www.stewartwatson.co.uk

TYPE OF PROPERTY

We offer for sale this detached one and a half storey dwellinghouse which has traditional features within and enjoys a quiet country location. Benefitting from oil central heating and double glazing. The property comprises of a lounge, dining kitchen, conservatory, potential dining room / 5th bedroom, utility room, pantry, bathroom, wc and 4 bedrooms. Whinhill Farmhouse is situated approximately 4 miles from the village of New Deer, which comprises of a local shop, chemist, primary school and takeaways.

ACCOMMODATION

Porch

Enter through an exterior door into the porch which provides access to the utility room and wc.

WC

Window to side and fitted with toilet.

Utility Room (11'4" x 6'9" / 3.49m x 2.11m)

Sink and drainer unit. Plumbing for washing machine and space for tumble dryer and fridge freezer. Base units provide storage. Access to pantry.

Pantry (8'7" x 6'7" / 2.65m x 2.04m)

Good sized pantry with shelving. Window to side.

Dining Kitchen (14'2" x 13'3" / 4.33m x 4.05m)

Fitted with a range of base and wall mounted units. Integrated oven, grill, hob, dishwasher and fridge. Sink and drainer unit. Space for family dining. Fireplace surround feature. Access to boiler room and hallway.



Boiler room

Houses the oil fired boiler.

Hallway

Benefits from two storage cupboards and gives access to the lounge, dining kitchen, dining room, downstairs bedroom, conservatory and staircase.

Lounge (13'8" x 12'9" / 4.20m x 3.93m)

Good sized room with front facing window. Electric stove.



Dining room / Bedroom 5 (13'9" x 9'9" / 4.23m x 3.01m)

Neutrally decorated and alcove with shelving. Front facing window.



Bedroom 1 (15'5" x 13'9" / 4.72m x 4.23m)

Front facing bay window and fitted carpet. Built in cupboard.



Office / Bedroom 4 (13'8" x 8'9" / 4.20m x 2.71m)

Currently used as an office. Rear facing window.

Conservatory (10'4" x 7'6" / 3.16m x 2.34m)

Bright and airy room looking out towards the garden. Patio door to garden.



Bedroom 2 (13'9" x 11'6" / 4.23m x 3.54m)

Front facing bay window and fitted carpet.



Bedroom 3 (14' x 6'1" / 4.26m x 1.86m)

Rear facing window.

Bathroom (6'9" x 6'5" / 2.10m x 1.98m)

Fitted with white three piece suite comprising of wc, wash hand basin and bath with shower fitment above. Front facing window.

Staircase

A carpeted staircase allows access from the entrance hallway to the first floor accommodation. The first floor landing has front and rear facing windows and provides access to all three bedrooms and bathroom. Storage cupboard.

The first floor accommodation has some coombed ceilings and measurements are given at widest points.

OUTSIDE

The garden is mainly laid to lawn with mature shrubs and trees. Drying area laid to stone chips. Double garage and off-road parking for several cars.



SERVICES

Oil central heating, mains water & septic tank.

ITEMS INCLUDED

All the usual heritable fittings and fixtures are included.

Council Tax Band

D

EPC Band

F

Entry

By arrangement.

Viewing

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

Email: turriff.property@stewartwatson.co.uk

Offers

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

DIRECTIONS

On leaving Turriff via the A947 to Banff take the first right signposted "Delgaty / Cuminestown". Follow the road to Cuminestown, go straight through the village, on the other side of the village take the first left signposted "Corsegight". Continue on this road for approximately 5 miles, straight on over both crossroads. Turn left at signpost "Oldwhat". The property is the fourth property on the right hand side of the road.

Whinhill Farmhouse is situated approximately 11½ miles from Turriff.

Reference DDP/TUR/G21



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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