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**56 PRINGLE AVENUE
TARVES, AB41 7NZ**



Three Bedroom Detached Bungalow with Single Garage

- Lounge & Kitchen
- 3 Bedrooms & Bathroom
- DG & Oil Central Heating
- Gardens to Front, Sides and Rear
- Single Garage with power and lighting

Offers Over £210,000

Home Report Valuation £210,000

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TYPE OF PROPERTY

Situated in a cul de sac location in a popular residential area in the village of Tarves, within commuting distance of Ellon, Oldmeldrum, Dyce and Aberdeen, we offer for sale this Three Bedroom Detached Bungalow with Single Garage. The property benefits from an open countryside outlook to the rear, double glazing and oil heating. The accommodation comprises, Entrance Hallway, Lounge, Kitchen, Three Bedrooms and Bathroom. Outside, there are well maintained gardens and a single garage.

ACCOMMODATION

Entrance Hallway

Accessed via a UPVC Glazed door the Hallway gives access to the lounge, bedrooms and bathroom. Large cupboard with hanging rail and shelf. Access hatch to loft, central heating radiator, telephone point and fitted carpet.

Lounge

16' 8" x 14' 5"
(5.1m x 4.4m)

Overlooking the front of the property, the bright and airy lounge offers space to accommodate a variety of furniture. A particular feature is the electric fire set within a wooden surround making this an attractive focal point of the room. Television point, central heating radiator and fitted carpet. Door to kitchen.



Kitchen

12' 8" x 9' 5"
(3.9m x 2.9m)

Located to the front of the property, the bright and airy kitchen is fitted with an extensive range of modern base and eye level units, incorporating a stainless steel sink, splashback and coordinating work surfaces. The units further incorporate an electric hob with stainless steel extractor hood above, double oven incorporating microwave, integrated fridge, dishwasher and washing machine. Central heating radiator and vinyl flooring. External door to side.



Bedroom 1

13' 5" x 9' 10"
(4.1m x 3.0m)

A double bedroom benefiting from built in wardrobes incorporating hanging rail and shelf space. Space for free standing furniture. Central heating radiator and fitted carpet.



Bedroom 2

13' 5" x 9' 8"
(4.1m x 2.9m)

Another double bedroom benefiting from built in wardrobes incorporating hanging rail and shelf space. Space for free standing furniture. Central heating radiator, electric heater and fitted carpet.



Bedroom 3

13' 5" x 7' 2"
(4.1m x 2.2m)

A single bedroom previously utilised as a dining room with French doors to the garden. Central heating radiator and fitted carpet.



Bathroom

Fully tiled and fitted with a white suite comprising w.c., wash hand basin set into vanity unit and corner bath with shower above. Central heating radiator.



OUTSIDE

A driveway to the side provides off street parking and leads to a single garage with power and lighting. The property is set within well maintained gardens to the front, side and rear incorporating a variety of mature trees, bushes, shrubs, grass, slabbed paths and stone chips. Oil tank and enclosed central heating boiler.



SERVICES

Mains electricity, water, drainage, and oil central heating

ITEMS INCLUDED

The usual heritable fixtures and fittings are included. All floor coverings, light fittings, curtains and blinds will remain.

Council Tax Band – E

EPC Band - E

Entry

By arrangement

Viewing

By contacting Mr Innes on 01651 623357 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

Tarves is a pleasant rural village with a strong community spirit. The village has a hotel, café, shops and an excellent primary school. Secondary education is provided at Meldrum Academy. The village is within easy commuting distance of Aberdeen City, Industrial Estates of both Dyce and the Bridge of Don and Aberdeen Airport.

Reference

Oldmeldrum/DDP/H21

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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