

STEWART & WATSON

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**10 BURNETT STREET,
STUARTFIELD AB42 5DN**



2 Bedroom end terrace cottage

- Village location
- Dining Kitchen
- Wood burning stove
- Oil fired CH & UPVC DG
- Enclosed rear garden

Offers Over £110,000

Home Report Valuation £110,000

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ACCOMMODATION

Entrance Hall

Lounge	16'8 x 13'11	(5.01m x 4.25m)
Dining Kitchen	21'7 x 8'7	(6.59m x 2.61m)
Bedroom 1	12'3 x 12'1	(3.74m x 3.70m)
Bedroom 2	11'2 x 10'0	(3.40m x 3.05m)
Bathroom	8'11 x 8'9	(2.73m x 2.67m)

Please note. All sizes taken at widest point.

TYPE OF PROPERTY

Located in the village of Stuartfield this two bedroom cottage has uPVC double glazed windows and oil fired central heating. The lounge has patio doors leading to the rear garden.

The dining kitchen is fitted out with yellow wall and base units with brown stone effect worktops incorporating stainless steel sink and ceramic hob with oven below. There are spaces for a free standing fridge freezer and three under counter appliances. There is a dining area which has ample room for a table and chairs.

The bathroom has a white four piece suite comprising toilet, pedestal wash hand basin, corner bath and shower enclosure with thermostatic shower.

Both the bedrooms are double in size with bedroom one featuring a woodburning stove and bedroom two benefiting from built in wardrobes. There is additional storage in the inner hall by way of a cupboard.



Lounge



Kitchen



Kitchen



Bedroom 1



Bedroom 2



Bathroom



Rear Garden



Rear Garden

OUTSIDE

The rear garden has an area of grass, slabbed paths and patio area. There is also a wooden garden shed and summer house that are included in the sale. Please note, number 8 Burnett Street has a right of access across the rear garden.

ITEMS INCLUDED

All carpets, floor coverings, window dressing and light fittings. The wooden garden shed and summer house are also included in the sale.

Council Tax
Band C

EPC Banding
EPC= E

Entry
By arrangement

Viewing
Contact our Mintlaw office – (01771) 622338

Email
Email: mintlaw.property@stewartwatson.co.uk

Offers
All offers should be submitted in writing to our Mintlaw office

LOCATION

The popular village of Stuartfield is within easy commuting distance of Ellon, Peterhead and Fraserburgh. Locally there are a primary school, local convenience store, village pub and garage. Further local facilities are available in Mintlaw which lies approximately 2-3 miles distant, and is Central Buchan's largest village which offers to the surrounding areas a whole host of facilities second to none for a village of its size including 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 - CLC

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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