

STEWART & WATSON

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9 ROWAN CIRCLE, MINTLAW
AB42 5GF



3 Bedroom chalet style semi-detached house

- Three double bedrooms
- PV solar panels on feed in tariff
- Downstairs cloakroom & bathroom upstairs
- UPVC DG & electric storage and panel heating
- Off street parking & single garage with storage

Offers Over £125,000

Home Report Valuation £125,000

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ACCOMMODATION

Entrance Vestibule

Hall & stairs

Lounge 22'7 x 10'7 (6.90m x 3.24m)

Kitchen 12'6 x 8'9 (3.82m x 2.67m)

Cloakroom 6'7 x 3'7 (2.00m x 1.10m)

Landing

Bedroom 1 11'7 x 10'7 (3.54m x 3.24m)

Bedroom 2 10'9 x 10'7 (3.28m x 3.24m)

Bedroom 3 11'8 x 8'9 (3.56m x 2.67m)

Bathroom 6'6 x 6'3 (1.99m x 1.91m)

Please Note: All sizes taken at widest point.

TYPE OF PROPERTY

This three bedroomed semi detached house would be ideal for first time buyers and offers good accommodation for the price sought. There are UPVC windows and electric storage & panel heaters.

The dual aspect lounge is bright and spacious.

The kitchen is fitted out with light wood effect wall and base units with contrasting light stone effect worktops incorporating extra bowl stainless steel sink. There are spaces for two under counter appliances and a free standing cooker. The washing machine and free standing cooker are to be included in the sale.

Completing the ground floor is a white two piece cloakroom comprising toilet and a pedestal wash hand basin. Two large storage cupboards

All three bedrooms are on the first floor and are all doubles in size. The bathroom has a white three piece suite comprising toilet, pedestal wash hand basin and bath with instant demand shower above. A further large storage cupboard which offers opportunity to be developed into an en-suite, subject to any potential purchaser satisfying themselves on the planning consents required for such a development.



Lounge



Kitchen



Cloakroom



Bedroom 1



Bedroom 2



Bedroom 3



Bathroom

OUTSIDE

The front garden is laid to chipped stone with a lock block driveway leading to a single garage with automatic door, power and light. To the rear of the garage is a store room that has been used as a bar in the past. The low maintenance rear garden has areas of lock block, cement and slabbed areas.



Rear Garden



Rear Garden



Garage & Store



ITEMS INCLUDED

All carpets, floor coverings, window dressings and light fittings will be included in the sale.

Council Tax
Band B

EPC Banding
EPC= D

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 ever expanding village of Mintlaw has become increasingly popular over recent years and it is not hard to see why. Suiting both the mature buyer and also families it offers a whole host of facilities second to none for a village of its size. There are both primary and 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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