

**POSTIE LODGE, FISHERIE,
TURRIFF, AB53 5SW**



4 Bed Detached Bungalow

- Lounge, Dining Kitchen & Dining Room
- 4 Bedrooms, Bathroom, En-Suite & WC
- Ground Source Heating & Double Glazing
- Double Garage & Shed
- Set within approx 1 acre

Offers over £375,000
Home Report Valuation £380,000
www.stewartwatson.co.uk

TYPE OF PROPERTY

We are pleased to offer for sale this 4 bed detached bungalow which enjoys country views and benefits from ground source heat pump underfloor heating and double glazing. Postie Lodge is situated approx 1 ½ miles from the village of Crudie, approx 9 miles from Turriff and approx 10 miles from Banff. The property comprises of a vestibule, hallway, lounge, dining kitchen, dining room, study, utility room, wc, boiler room, 4 bedrooms, en-suite and bathroom.

ACCOMMODATION

Vestibule

Entered via an exterior glazed door into the vestibule. Door to hallway.

Hallway

Two double cupboards and single cupboard provide storage and house the control panels for the heating. Hatch access to the loft.

Lounge (23'0" x 16'3" / 7.00m x 5.00m)

Front and side facing windows appreciating country views. Multi-fuel burning stove with granite and wooden surround.



Dining Kitchen (24'1" x 14'1" / 7.30m x 4.30m)

Fitted with base and wall mounted units. Sink and drainer unit. Integrated hob, hood, oven and microwave. Space for fridge/freezer and dishwasher. Space for dining table. Side facing windows.



Dining Room (15'7" x 11'10" / 4.70m x 3.60m)

Space for family dining. Side facing window and doors to dining kitchen and hallway.



Utility Room (12'3" x 8'2" / 3.70m x 2.51m)

Space for washing machine and tumble dryer. Space for free standing fridge freezer. Sink and drainer unit. Rear facing window. Doors to WC and rear vestibule.

Cloaks/WC (8'2") 2.50m approx in length

Fitted with wc and wash hand basin. Heated towel rail. Opaque rear facing window.

Boot Room/Plant Room (12'0" x 7'0" / 3.60m x 2.10m)

The boot room incorporates a door to the garden and an easterly window. A door leads to the plant room containing the hot water tank, fuse box and the ground source heat pump equipment. Telephone point.

Study (7'6" x 5'6" / 2.33m x 1.70m)

Front facing window.

Master Bedroom (14'1" x 10'2" / 4.29m x 3.12m)

Front facing windows. Oak double wardrobe and single shelved cupboard. Door to en-suite. Telephone point.



En-Suite (10'1" x 7'8" / 3.09m x 2.38m)

Fitted with wc, his and her sinks and shower cubicle. Heated towel rail.

Bedroom 2 (13'7" x 13' / 4.17m x 3.96m)

Oak double wardrobe. Rear facing windows.



Bedroom 3 (13'7" x 10'4" / 4.17m x 3.17m)

Oak double wardrobe. Rear facing windows. TV point.



Bedroom 4 (11'4" x 10'8" / 3.48m x 3.31m)

Oak double wardrobe. Front facing window. TV point.



Bathroom (12'9" x 8'4" / 3.94m x 2.56m)

Fitted with a wc, wash hand basin, bath and separate shower cubicle. Heated towel rail.



OUTSIDE

The large garden is mainly laid to lawn with paved patio at the front door. The driveway provides parking for several cars and leads to the **DOUBLE GARAGE (23'2" x 22' / 7.07m x 6.70m)**, which has electric, water and light. There is also a **DOUBLE SHED (20'0" x 11'7" / 6.10m x 3.50m)** which could potentially be used as a work shop and has electric and light.



SERVICES

Mains electricity and water. Ground source heat pump. Septic tank.

ITEMS INCLUDED

All the usual heritable fittings and fixtures are included.

Council Tax Band

F

EPC Band

B

Entry

By arrangement.

Viewing

By contacting The Property Shop, Turriff on 01888 563777.

Email: turriff.property@stewartwatson.co.uk

Offers

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

DIRECTIONS

Take the A947 Turriff to Banff road and turn right signposted 'Fraserburgh'. Follow this road for approx. 5 miles and turn left signposted 'Gardenstown'. Take the left onto the A98 and take the first left signposted 'King Edward'. Follow this road for approx. ½ a mile and the property is on the right.

Reference DDP/TUR/K21



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 leases must satisfy themselves by inspection or otherwise, as to the accuracy of each of the statements contained in these particulars.

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