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**WEST HOUSE, DURIE, CLOLA,
MINTLAW, AB42 5BE**



5/6 Bed, 2 public room family home

- Rural location with open countryside views
- Large mature gardens
- Master bedroom with en-suite
- Large lounge & conservatory
- Bathroom & shower room

Offers Over £350,000

Home Report Valuation £350,000

www.stewartwatson.co.uk

ACCOMMODATION

Entrance vestibule

Hall and stairs

Lounge with dining area	22'8 x 20'10 (6.92m x 6.36m)
Kitchen	17'3 x 14'0 (5.26m x 4.29m)
Utility room	7'6 x 7'5 (2.29m x 2.26m)
Conservatory	15'2 x 13'0 (4.63m x 3.98m)
Bedroom 3	12'6 x 10'11 (3.82m x 3.34m)
Nursery / Playroom	9'3 x 6'8 (2.83m x 2.04m)
Shower room	11'7 x 6'2 (3.55m x 1.90m)
	Landing
Master bedroom	18'3 x 16'4 (5.58m x 4.99m)
En-suite	9'11 x 8'6 (3.02m x 2.60m)
Bedroom 2	16'11 x 14'3 (5.16m x 4.36m)
Bedroom 4	12'2 x 10'4 (3.71m x 3.17m)
Bedroom 5	11'10 x 7'1 (3.60m x 2.17m)
Home office / bedroom 6	14'3 x 6'3 (4.34m x 1.91m)
Family Bathroom	11'2 x 8'4 (3.42m x 2.54m)

Please note: All sizes taken at widest point.

TYPE OF PROPERTY

Enjoying a rural location this two storey property lies three miles south of Mintlaw and sits in just over half an acre of ground. The house has double glazed windows with hardwood frames and LPG central heating. The property offers very spacious accommodation of above average size.

The entrance vestibule is spacious and leads on to the large inner hall. The lounge features a large exposed stone open fireplace with cast iron baker oven door fire, space for a large table and chairs and patio doors to the conservatory.

The kitchen is fitted out with black hi-gloss fronted units with contrasting white worktops incorporating breakfast bar, twin black resin sink, LPG gas hob with extractor above, eye level electric double oven, integrated fridge and freezer, integral BBQ, integral deep fat fryer, There is also a dishwasher, which is included in the sale. The American fridge freezer is also included in the sale. Off the kitchen is a utility room with extra bowl stainless steel sink set into a double base unit with space for two laundry appliances. There is a white three piece shower room comprising toilet, wall hung whb and shower enclosure with spa type shower. Completing the ground floor is the first of 5/6 bedrooms (Bedroom three). There is also a nursery / playroom adjoining bedroom three.

A wooden staircase leads up to a landing giving access to the rest of the bedroom accommodation. The master bedroom features a range of wardrobes and four piece en-suite shower room featuring "his 'n hers" sinks set in fitted furniture, toilet and shower enclosure with instant demand shower. Bedroom two and four are double in size and both have built in wardrobes. Bedroom five is a single. There is a further bedroom currently being used as a home office. Completing the first floor is the white five piece family bathroom comprising toilet, bidet, wall hung whb, bath and shower enclosure with thermostatic shower. The property has emergency lighting system in case of a fire. There are comprehensive wired smoke alarms and self-closing fire doors throughout.



Lounge



Kitchen



Hall & stairs



Lounge



Kitchen



Utility Room



Conservatory



Bedroom 3



Nursery/Playroom



Shower room



Master Bedroom



En-suite



Bedroom 2



Bedroom 4



Bedroom 5



Home Office/Bedroom 6



Family Bathroom

OUTSIDE

Your arrival at West House starts with a shared large driveway with pink granite wall surrounding the enclosed gated garden. At the property there is a block work area to the side and rear for parking. The double garage and adjoining outbuilding is currently be used as a recording studio. It could be used for a variety of purposes including a potential office/work from home space/games room extending to approx. 800 square feet



To the front and side of the property there is a large fully enclosed garden mainly laid to grass interspersed with mature trees and shrubs. Purpose made dog run. Wood store





SERVICES

There is a public water supply and sewerage is to a septic tank. Fibreoptic broadband

ITEMS INCLUDED

All carpets, floor coverings, light fittings, blinds, dishwasher, American fridge freezer and curtains are included in the sale.

Council Tax

Band G

EPC Banding

EPC= E

Entry

By arrangement

Viewing

Contact our Mintlaw office – (01771) 622338 or contact the owner on - 07870361896

Email

Email: mintlaw.property@stewartwatson.co.uk

Offers

All offers should be submitted in writing to our Mintlaw office

LOCATION

The property is located off the main road. It is a short walk/drive to the bus stop which is located on the main Mintlaw-Aberdeen road. 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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