

STEWART & WATSON

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**26 LOW SHORE,
WHITEHILLS AB45 2NN**



Detached One Bedroom Cottage

- ... Lounge/Kitchen
- ... Bedroom
- ... Shower Room
- ... D.G. & Electric Heating
- ... Garden & adjoining Store

Offers in the Region of £75,000

Home Report Valuation £75,000

www.stewartwatson.co.uk

26 LOW SHORE, WHITEHILLS AB45 2NN

TYPE OF PROPERTY

This detached Cottage is situated in close proximity to the sea front. The property boasts a Lounge/Kitchen, Bedroom, Shower Room and benefits from electric heating and double glazing. Garden area to the front and adjoining store.

ACCOMMODATION

Entrance Hall

UPVC front door leads into the Hallway which gives access to the Lounge/Kitchen, Bedroom and the Shower Room. Built-in cupboard. Hatch to loft, which is partially floored.

Lounge/Kitchen **5.22 (at L) x 3.67** (17'1" x 12'1")

The Lounge area has a feature electric stove situated on a slate hearth. Recessed area with purpose built cupboard below. Front and side facing windows, the side boasting sea views. The Kitchen is area is fitted with base and wall units with contrasting worktops and sink. Slot-in cooker. Spaces for fridge and freezer. Rear facing window.



Bedroom **3.16 x 3.16** (10'4" x 10'4")

Mid-height built-in cupboard. Front facing window.

Shower Room **2.75 (at L) x 1.61** (9'0" x 5'3")

Fitted with a white 3-piece suite comprising WC, wash hand basin with vanity unit, shower tray with electric shower enclosed by sliding glazed doors. Extractor. Built-in cupboard houses the hot water cylinder.

OUTSIDE

Patio and stone chipped areas to the front. Store with power, light and water adjoins the property.



SERVICES

Mains electricity, water and drainage.

ITEMS INCLUDED

All fitted floor coverings, light fittings and blinds are included in the sale. The cooker is also included. Other items of furniture may be purchased by separate negotiation.

Council Tax

To be assessed

Entry

By arrangement

EPC Banding

EPC=E

Viewing

Contact our Banff office on (01261) 818883

Email

Email: Banff.property@stewartwatson.co.uk

Offers

All offers should be submitted in writing to our Banff Office

Reference Banff/JC

The Property Shop, 2 Main Street, Turriff AB53 4AD (01888) 563777
59 High Street, Turriff AB53 4EL (01888) 563773
65 High Street, Banff AB45 1AN (01261) 818883
42/44 East Church Street, Buckie AB56 1AB (01542) 833255
35 Queen Street, Peterhead AB42 1TP (01779) 476351

38 Broad Street, Fraserburgh, AB43 9AH (01346) 514443
21 Market Square, Oldmeldrum AB51 0AA (01651) 872314
4 North Street, Mintlaw, AB42 5HH (01771) 622338
25 Grant Street, Cullen, AB56 4RS (01542) 840408
17-19 Duke Street, Huntly, AB54 8DL (01466) 792331