

# STEWART & WATSON

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**8 ALBERT PLACE  
OLDMELDRUM, AB51 0HE**



*Two Bedroom Semi Detached Dwellinghouse*

- Lounge & Dining Kitchen
- Two Bedrooms & Shower Room
- DG & Gas CH
- Gardens to Front and Rear
- Ideal First Time Purchase

***Offers Over £135,000***

***Home Report Valuation £135,000***

***[www.stewartwatson.co.uk](http://www.stewartwatson.co.uk)***

## TYPE OF PROPERTY

Situated in a cul-de-sac in a residential area within walking distance of local amenities, primary and secondary schools, we offer for sale this Two Bedroom Semi Detached dwellinghouse which would represent an ideal purchase for the first time buyer or those looking to downsize. The property is well placed for commuting to Dyce, Bridge of Don, Aberdeen Airport and the city centre and enjoys the benefits of Double Glazing and Gas Central Heating. The accommodation which is on two floors comprises of Entrance Vestibule, Lounge and Dining Kitchen on the Ground floor and two Bedrooms and Shower Room on the first floor. Outside there are gardens to front and rear.

## ACCOMMODATION

### Entrance Vestibule

The property is entered by a UPVC door which opens into the entrance vestibule, glazed door leads to the hallway. Window to side, meter cupboard, central heating boiler and fitted carpet.

### Hallway

With window to the front, giving access to the lounge and stairs to the first floor accommodation. Central heating radiator and fitted carpet.

### Lounge

**14' 5" x 12' 9"**  
(4.39m x 3.89m)

Located to the front of the property and offering space for a variety of furniture, this good sized lounge benefits from electric fire, alcove with storage cupboard, central heating radiator and fitted carpet. Door to dining kitchen.



### Dining Kitchen

**10' 3" x 9' 2"**  
(3.12m x 2.79m)

Located to the rear and fitted with a range of base and eye level units incorporating a stainless steel sink, splashback tiling and coordinating work surfaces. The units further incorporate a gas cooker. Instant hot water tank. Space for a table and chairs. Cupboard housing the fridge freezer which will be removed. Further storage cupboard, central heating radiator and vinyl flooring.



### Rear Hall

With two shelved storage cupboards and fitted carpet. Door to rear garden.

## **FIRST FLOOR ACCOMMODATION**

A carpeted staircase gives access to the first floor accommodation. Window at top landing. Access hatch to loft space.

### **Bedroom 1**

**12' 9" x 11' 8"**  
(3.89m x 3.56m)

Located to the front of the property, this good sized double bedroom offers space to accommodate a range of furniture and benefits from a built in cupboard incorporating shelf space, further low level cupboard. Central heating radiator and fitted carpet.



### **Bedroom 2**

**11' 9" x 9' 2"**  
(3.58m x 2.79m)

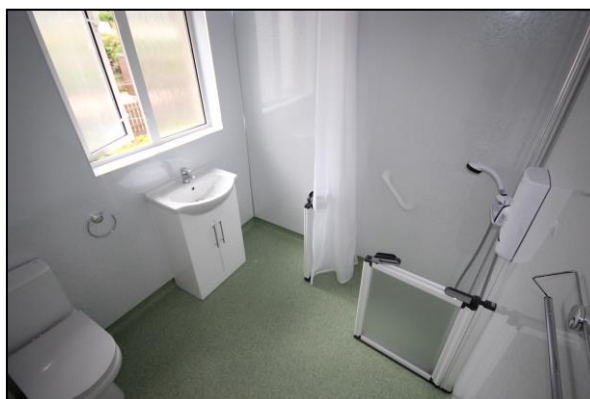
A further double bedroom located to the rear of the property also with space to accommodate a range of furniture. Central heating radiator and fitted carpet.



### **Shower Room**

**7' 1" x 6' 8"**  
(2.16m x 2.03m)

Fitted with white suite comprising w.c, wash hand basin set into vanity unit and shower. Central heating radiator and vinyl flooring.





## OUTSIDE

The property is set within gardens to the front and rear incorporating a variety of bushes, shrubs, loc block areas and stone chips. Off street parking to the front. Garden shed with power.



## SERVICES

Mains electricity, water, drainage and gas central heating.

## ITEMS INCLUDED

The usual heritable fixtures and fittings are included. All floor coverings, light fittings, curtains and blinds will remain. NOTE – Fridge Freezer and stair lift will be removed.

**Council Tax Band** B

**EPC Band** D

**Entry** By arrangement

### Viewing

By contacting our Oldmeldrum Office on 01651 872314 to arrange an appointment.

### Email

oldmeldrum.property@stewartwatson.co.uk

### Offers

All offers should be submitted in writing to our Oldmeldrum Office.

## LOCATION

Oldmeldrum is a popular country town in the heart of the North East, and is within commuting distance of the Industrial Estates and Offices at Bridge of Don and Dyce, Aberdeen City and Aberdeen Airport. There are excellent recreational facilities in the town, which include two 18 hole golf courses, parks, tennis court and bowling green. Oldmeldrum offers a range of local shops, hotels, library and health centre for everyday requirements as well as easy access to nearby Inverurie with its wider range of shops, amenities and rail link to both Aberdeen and Inverness. The town also provides excellent educational facilities in the Primary School and the sought after Meldrum Academy.

### Reference

Oldmeldrum/FP/E22

**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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