

STEWART & WATSON

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**4 KING STREET
OLDMELDRUM AB51 0EQ**



Two Bedroom Semi Detached Dwellinghouse close to local amenities

- Semi Open Plan Lounge/Dining Area/Kitchen & Utility Room
- Two Bedrooms, Bathroom & Shower Room
- DG & Gas CH
- Close to Local Amenities
- Requires Modernisation & Updating

Offers Around £99,000

Home Report Valuation £149,000

www.stewartwatson.co.uk

TYPE OF PROPERTY

Forming part of the conservation area in the town of Oldmeldrum, within walking distance of the local amenities, we offer for sale this semi-detached two bedroom 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 comprises Two Bedrooms, a Utility Room, and a Bathroom on the ground floor with the Lounge, Dining Area, Kitchen and Shower Room on the first floor. Outside, there is on-street parking.

ACCOMMODATION

Entrance Hallway

Entered through a uPVC front door directly into the hallway which gives access to all ground floor accommodation. Shelved storage cupboard, boiler and door to rear. Central heating radiator and fitted carpet.

Bedroom 1 14' 1" x 11' 6" (4.29m x 3.51m)

A good-sized double bedroom with window to the front benefiting from built-in wardrobes and overhead units providing good storage. Central heating radiator and fitted carpet.



Bedroom 2 9' 3" x 8' 2" (2.82m x 2.49m)

A further bedroom with window to the front which benefits from a shelved wardrobe. Central heating radiator and fitted carpet.



Utility Room 10' 4" x 9' 4" (3.15m x 2.84m)

Fitted with eye-level units, this room has space to accommodate freestanding appliances. Shelved storage cupboard, washing machine and fridge freezer. Central heating radiator and vinyl flooring.



Bathroom 9' 2" x 5' 9" (2.89m x 1.79m)

Fitted with coloured suite comprising w.c., wash-hand basin and bath with shower attachment. Central heating radiator and vinyl flooring.



FIRST FLOOR ACCOMMODATION

A carpeted staircase with window at half turn leads to the upper landing and provides access to the remainder of the accommodation.

Shower Room 8' 5" x 6' 3" (2.56m x 1.90m)

Fitted with a white suite comprising w.c., wash hand-basin set in vanity unit, and shower. Velux window. Central heating radiator and vinyl flooring.



Lounge 17' 9" x 10' 4" (5.41m x 3.15m)

On semi open plan with the dining area and kitchen, picture window overlooking the front of the property and Velux window to the rear. A particular feature is the gas fire set within a wooden surround, making this an attractive focal point of the room. Central heating radiators and fitted carpet.



Dining Area 20' 9" x 8' 9" (6.32m x 2.67m)

With window overlooking the front of the property with space to accommodate a dining table, fitted shelved unit. Central heating radiators and fitted carpet.



Kitchen 8' 1" x 6' 9" (2.46m x 2.06m)

Overlooking the rear of the property and fitted with a range of base and eye-level units incorporating a sink, splashback tiling and coordinating work surfaces. The units further incorporate a slot in cooker with extractor above. Microwave and dishwasher. Vinyl flooring.



OUTSIDE

On-street parking.

SERVICES

Mains electricity, water and drainage. Gas central heating.

ITEMS INCLUDED

The usual heritable fixtures and fittings are included. All floor coverings, light fittings, curtains and blinds will remain.

Council Tax Band E

EPC Band E

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, a tennis court and a bowling green. Oldmeldrum offers a range of local shops, hotels, a library and a health centre for everyday requirements as well as easy access to nearby Inverurie with its wider range of shops and, amenities including a 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/DDP/D22

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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