

STEWART & WATSON

your **complete** property & legal service

**8 BURNETT STREET, STUARTFIELD,
AB42 5DN**



1 Bedroom mid terrace cottage

- Village location
- Lounge, kitchen, bathroom & bedroom
- Open fireplace in lounge
- Electric heating & UPVC D.G
- Enclosed rear garden

Offers Over £75,000

Home Report Valuation £75,000

www.stewartwatson.co.uk

ACCOMMODATION

Entrance Hall

Lounge **13'5 x 12'5**
(4.09m x 3.79m)

Kitchen **9'11 x 9'3**
(3.04m x 2.29m)

Rear hall

Bedroom **9'8 x 9'3**
(2.96m x 2.83m)

Bathroom **6'7 x 6'7**
(2.00m x 2.00m)

Please note. All sizes taken at widest point.

TYPE OF PROPERTY

Located in the village of Stuartfield this one bedroom cottage has UPVC double glazed windows and electric heating. The lounge has an open fireplace and is located to the front of the property.

The kitchen is fitted out with wood effect wall and base units with contrasting black worktops incorporating a stainless steel sink. There are spaces for a free standing cooker, fridge freezer and washing machine.

The bathroom has a white three piece suite comprising toilet, pedestal wash hand basin and bath with instant demand shower over.

The bedroom is a double in size and benefits from a built in wardrobe. There is additional storage in the rear hall by way of a cupboard.



Lounge



Kitchen



Lounge alternative view



Kitchen alternative view



Bedroom



Bathroom



Rear Garden



Rear garden

OUTSIDE

The rear garden has various slabbed patio areas. Please note, number 8 Burnett Street has a right of access across the rear garden of number 10 Burnett Street.

ITEMS INCLUDED

All carpets, floor coverings, window dressing and light fittings

Council Tax

Band A

EPC Banding

EPC= G

Entry

By arrangement

Viewing

Contact our Mintlaw office – (01771) 622338

Email

mintlaw.property@stewartwatson.co.uk

Offers

All offers should be submitted in writing to our Mintlaw office

LOCATION

The popular village of Stuartfield is within easy commuting distance of Ellon, Peterhead and Fraserburgh. Locally there are a primary school, local convenience store, village pub and garage. Further local facilities are available in Mintlaw which lies approximately 2-3 miles distant. and is Central Buchan's largest village which offers to the surrounding areas a whole host of facilities second to none for a village of its size including 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 - NH

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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