

STEWART & WATSON

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**30 NORTH PLACE, FETTERANGUS
AB42 4HL**



3 Bed mid terraced property

- Lounge & Dining Kitchen
- Bathroom
- Large rear garden
- Off street parking
- Oil fired CH & UPVC DG

Offers Over £95,000

Home Report Valuation £100,000

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ACCOMMODATION

Entrance hall & stairs

Lounge	15'6 x 13'3 (4.72m x 4.05m)
Dining kitchen	14'6 x 8'1 (4.43m x 2.48m)
Bathroom	8'1 x 5'5 (2.47m x 1.867m)

Landing

Bedroom 1	13'9 x 11'9 (4.21m x 3.58m)
Bedroom 2	17'3 x 9'10 (5.27m x 3.00m)
Bedroom 3	10'1 x 9'9 (3.08m x 2.99m)

Please Note: All sizes are given at widest point.

TYPE OF PROPERTY

This three bedroom mid terrace property is situated in the village of Fetterangus. There is oil fired central heating system and uPVC double glazing throughout.

The lounge is situated at the front of the property and has a working coal fireplace with glass fronted door.

The dining kitchen is fitted with light wood effect base and eye level units with complimentary light coloured worktops incorporating a stainless steel sink, ceramic hob with extractor above and oven below. There are spaces for a washing machine and a free standing fridge freezer.

The bathroom has a white three piece suite comprising toilet, pedestal wash hand basin and bath.

All three bedrooms are located on the first floor, all are doubles in size and bedrooms one and two benefit from built in storage.



Lounge



Kitchen



Lounge alternative view



Kitchen alternative view



Bathroom



Bedroom 1



Bedroom 2



Bedroom 3

OUTSIDE

There is a shared path with number 32 North Place leading to the front door. The low maintenance front garden is mainly laid to chipped stone, this provides off street parking for one car. The large rear garden is mainly laid to grass with cement paths and there is also a wooden garden shed that is to be included in the sale.



ITEMS INCLUDED

All floor coverings, window dressings, light fittings and the wooden garden shed.

Council Tax

Band A

EPC Banding

EPC=D

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 village of Fetterangus offers a local primary school, church and public house. The Aberdeen bus service calls in the village at certain points during the day. The village lies close to the ever expanding village of Mintlaw, 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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