

# STEWART & WATSON

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## 5 ST ANDREWS TERRACE MONYMUSK AB51 7HG



### *Three Bedroom End Terraced Dwellinghouse*

- Lounge, Dining Kitchen & Cloakroom
- Three Bedrooms & Bathroom
- DG, Oil CH & Solar Panels
- Garden to rear. Parking Available
- Ideal Family Home

***Offers Around £185,000***

***Home Report Valuation £190,000***

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

## TYPE OF PROPERTY

Located in the quaint village of Monymusk and forming part of a modern development, we offer for sale this Three Bedroom End Terraced Dwellinghouse which benefits from Double Glazing, Oil Central Heating and Solar Panels that assist with heating the hot water. The property would represent an ideal purchase for the first time buyer or the growing family and offers a generous level of accommodation over two floors. The accommodation comprises of a Vestibule, Lounge, Dining Kitchen and Cloakroom on the ground floor and three Bedrooms and Family Bathroom on the first floor. Outside, there is an enclosed garden and a courtyard which provides two allocated parking spaces for which there is a maintenance contract.

## ACCOMMODATION

### Entrance Vestibule

With central heating radiator and laminate flooring, the large entrance vestibule gives access to the lounge.

### Lounge

**18' 2" x 12' 5"**  
(5.53m x 3.77m)

Located to the front of the property, the bright and airy lounge has ample space to accommodate a variety of furniture. Shelved cupboard with telephone point. Television and telephone points, central heating radiator and fitted carpet. Doors to cloakroom, dining kitchen and stairs leading to the first floor accommodation.



### Dining Kitchen

**17' 6" x 9' 10"**  
(5.35m x 2.77m)

Located to the rear of the property, the bright and airy kitchen has been fitted with a range of modern base and eye level units incorporating a stainless steel sink and coordinating work surfaces. The units further incorporate an electric hob with oven below and stainless steel hood above. Splashback behind the hob. Please note the washing machine, fridge, freezer and dishwasher are included in the sale. Ample space for dining table and chairs. Central heating radiator and vinyl flooring. Access door to rear garden.



**Cloakroom**                      **7' 0" x 6' 4"**  
(2.13m x 1.95m)

A handy room fitted with white suite comprising of w.c. and wash hand basin. It is believed there is plumbing for the installation of a shower or bath. Central heating radiator and tiled flooring.

**FIRST FLOOR ACCOMMODATION**

A carpeted staircase leads to the first floor accommodation and gives access to the remainder of the accommodation. Access hatch to the part floored loft. Cupboard housing the hot water tank and controls for the solar panels. Central heating radiator.

**Bedroom 1**                              **12' 9" x 8' 8"**  
(3.92m x 2.68m)

Located to the rear of the property, this double bedroom benefits from a built in wardrobe incorporating a hanging rail and shelf space providing good storage and is fronted by sliding doors. Central heating radiator and fitted carpet.



**Bedroom 2**                              **13' 11" x 8' 8"**  
(2.88m x 2.34m)

Located to the front of the property, this double bedroom also benefits from a built in wardrobe incorporating hanging rail and shelf space providing good storage and fronted by sliding doors. Central heating radiator and fitted carpet.



**Bedroom 3**                              **8' 4" x 7' 7"**  
(2.55m x 2.34m)

With central heating radiator and fitted carpet the third bedroom is located to the front.



**Bathroom**                              **8' 3" x 6' 4"**  
(2.52m x 1.95m)

Fitted with white suite comprising w.c., wash hand basin with vanity unit and bath with shower above and screen to side. Central heating radiator and tiled flooring.



## OUTSIDE

A shared path at the side of the property leads to the fully enclosed rear garden which is mainly laid in grass and incorporates a raised decking area and patio. Gate leading to the courtyard which provides two allocated parking spaces. The large shed equipped with power will remain.



## SERVICES

Mains electricity, water and drainage. Solar panels that assist with heating the hot water and oil central heating.

## ITEMS INCLUDED

The usual heritable fixtures and fittings are included. All floor coverings, light fittings, curtains and blinds will remain together with the fridge and freezer in the dining kitchen.

## Council Tax Band D

## EPC Band C

## 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

Monymusk is a small quaint historic village boasting an active community with primary school, local shop, post office, Grant Arms B&B and Church. The village enjoys a great community spirit and supports a wide range of activities held in the village hall including Play and Toddler groups, WRI, Guides, Bowling, film nights, yoga and dancing groups. The village itself, set in a peaceful rural location is conveniently located within four miles of Kemnay and within a short drive or bus journey of both Alford and Inverurie, where medical and a greater range of amenities are available including secondary schools and wider rail and bus links. Aberdeen, Dyce and the Bridge of Don are within easy commuting distance.

## Reference

Oldmeldrum/DDP/I23



**FREE VALUATION** – We are pleased to offer a free and without obligation, valuation of your property.  
Contact Property Department at any of our offices.

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