

STEWART & WATSON

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**9 JOHNSTON COTTAGES
FORDYCE AVENUE, NEW DEER
AB53 6SD**



1 Bed Semi-Detached Bungalow

- Lounge and double bedroom
- Modern shower room
- Off street parking
- Oil central heating and uPVC double glazing
- Fully enclosed front garden

Offers Over £79,999

Home Report Valuation £80,000

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TYPE OF PROPERTY

This one bed semi-detached bungalow is located in a quiet area of New Deer, situated close to local amenities and benefitting from oil central heating and uPVC double glazing. The lounge, located to the front of the property and has a bioethanol built in stove.

The kitchen located at the rear of the property is fitted with white wall and base units with contrasting black worktops incorporating a black resin extra bowl sink, under counter washing machine, free standing cooker and fridge freezer. There is a door leading to the rear garden.

The modern shower room has a white three piece suite comprising toilet, vanity wash hand basin and shower enclosure with instant demand shower. There is a window overlooking the front of the property.

The double bedroom is also located to the rear of the property and benefits from built in double door wardrobes and a further single door wardrobe.

There is a box room which houses the central heating boiler and is currently being used as a home office.

ACCOMMODATION

Entrance Hall

Lounge	14'10 x 10'10 (4.52m x 3.32m)
Kitchen	12'1 x 8'9 (3.70m x 2.67m)
Bedroom 1	12'8 x 10'11 (3.88m x 3.34m)
Box Room	7'0 x 5'6 (2.13m x 1.68m)
Shower Room	6'5 x 5'5 (1.96m x 1.66m)

Please Note: All sizes taken at widest point



Lounge



Kitchen



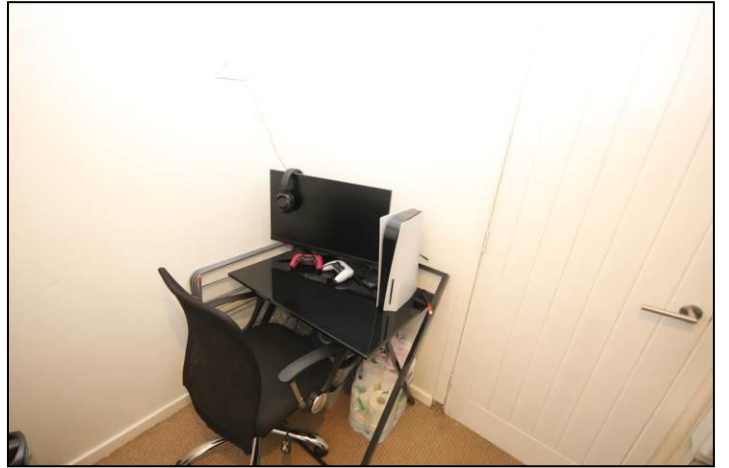
Lounge Alt



Kitchen Alt



Bedroom



Box Room



Shower Room



Rear Garden

OUTSIDE

The front garden is fully enclosed with fencing and gate access. It has a good sized grassed area with a slabbed pathway and a raised slate area.

The rear garden is cement laid and provides off street parking for one car. The oil tank is located in the rear garden and there is a large shed which is included in the sale.

ITEMS INCLUDED

All floor coverings, window dressings, light fittings and large garden shed is to be included in the sale.

Council Tax: Band A

EPC Banding: Band E

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

Directions: What3words = unveils.peanut.scornful

The village of New Deer offers good amenities including a primary school, selection of local shops including a pharmacy, restaurant and public house, health centre, bank and a church. Further facilities are available at either Turriff, Peterhead, Fraserburgh or Mintlaw, 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/LWA

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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