

STEWART & WATSON

your **complete** property & legal service

**27 ROSEBANK
OLDMELDRUM, AB51 0BG**



Three Bedroom Mid Terraced Dwellinghouse

- Lounge & Dining Kitchen
- Three Bedrooms & Shower Room
- DG & Gas CH
- Gardens to Front and Rear. Log Cabin & Workshop/Office
- Ideal Family Home

Offers Over £160,000

Home Report Valuation £160,000

www.stewartwatson.co.uk

TYPE OF PROPERTY

Situated in a residential area of Oldmeldrum close to local amenities and well placed for commuting to Dyce, Bridge of Don, Aberdeen Airport and the City, we offer for sale this Three Bedroom Mid Terraced Dwellinghouse which benefits from Double Glazing and Gas Central Heating with a new boiler recently installed. The accommodation comprises of Entrance Hall, Lounge and Dining Kitchen on the ground floor. First Floor accommodation comprises two good sized Bedrooms and Shower Room with stairs leading to a third Bedroom on the second floor. Outside, garden to front and rear.

ACCOMMODATION

Entrance Hall

Entered via a UPVC door giving access to the Lounge and stairs to first floor accommodation. Central heating radiator and vinyl flooring.

Lounge

15' 3" x 13' 0"
(4.65m x 3.96m) at widest

With picture window overlooking the front of the property this generously proportioned room offers space to accommodate a variety of furniture. A particular feature is the open coal fire with solid wood surround and hearth making this an attractive focal point. Central heating radiator and laminate flooring.



Dining Kitchen

16' 2" x 7' 7"
(4.93m x 2.31m)

With two windows overlooking the rear garden and fitted with a range of modern base and eye level units incorporating a stainless steel sink, splashback tiling and coordinating work surfaces. The units further incorporate an electric hob with oven below and extractor hood above, fridge/freezer and dishwasher. Space to accommodate a dining table. Deep storage cupboard with space for appliances. Central heating radiator and vinyl flooring. Door to the rear garden.



FIRST FLOOR ACCOMMODATION

A carpeted staircase from the entrance hallway leads to the first floor accommodation. Upper hallway gives access to two bedrooms, shower room and inner hallway to the second floor. Ceramic tiles to landing.

Bedroom 1

9' 9" x 9' 6"
(2.97m x 2.90m)

A bright and airy bedroom located to the rear featuring fitted wardrobes incorporating hanging rail and shelf space and also benefits from fitted furniture. Central heating radiator and fitted carpet.



Shower Room

6' 3" x 6' 0"
(1.91m x 1.83m)

Fitted with white suite comprising w.c., wash hand basin and shower cubicle. Central heating radiator and tiled flooring.



Bedroom 2

10' 4" x 9' 7"
(3.15m x 2.92m) at widest

A further double bedroom located to the front of the property with space to accommodate a variety furniture. Central heating radiator and laminate flooring.



SECOND FLOOR ACCOMMODATION

A carpeted staircase from the first floor leads to the third bedroom. Central heating radiator and window to front.

Bedroom 3

13' 7" x 11' 3"
(4.14m x 3.43m)

A Further good sized room with Velux window. Two storage cupboards incorporating hanging rail and shelf space, one of which houses the recently installed central heating boiler. Further two cupboards providing roof space access. Fitted carpet.



OUTSIDE

Outside, the garden to the front is laid in stone chips with raised planters incorporating bushes. The fully enclosed rear garden incorporates a slabbed area ideal for outdoor dining and stone chips. The garden also benefits from a Log cabin with power, ideal for outdoor living (18' 6" x 11' 5"), further workshop/office with power and water (19' 4" x 9' 4") and garden shed.



SERVICES

Mains water, drainage, electricity and gas central heating.

ITEMS INCLUDED

The usual heritable fixtures and fittings are included. All floor coverings, light fittings, curtains and blinds will remain. *Please note all furniture and the log cabin are available through separate negotiation.*

Council Tax Band B **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

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, tennis court and bowling green. Oldmeldrum offers a range of local shops, hotels, library and health centre for everyday requirements as well as easy access to nearby Inverurie with its wider range of shops, amenities and 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/D24

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.

The Property Shop, 2 Main Street, Turriff AB53 4AD	(01888) 563777	38 Broad Street, Fraserburgh, AB43 9AH	(01346) 514443
59 High Street, Turriff AB53 4EL	(01888) 563773	21 Market Square, Oldmeldrum AB51 0AA	(01651) 872314
65 High Street, Banff AB45 1AN	(01261) 818883	4 North Street, Mintlaw, AB42 5HH	(01771) 622338
42/44 East Church Street, Buckie AB56 1AB	(01542) 833255	25 Grant Street, Cullen, AB56 4RS Mon-Fri 1pm-4pm	(01542) 840408
35 Queen Street, Peterhead AB42 1TP	(01779) 476351	17-19 Duke Street, Huntly, AB54 8DL	(01466) 792331