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17 BURNSIDE ROAD, MINTLAW
AB42 5GB



3 Bed Semi-Detached Dwellinghouse

- Good size family home
- Three double bedrooms
- Cloakroom and shower room
- Electric storage heating & uPVC double glazing
- Low maintenance rear garden

Offers Over £105,000

Home Report Valuation £110,000

www.stewartwatson.co.uk

TYPE OF PROPERTY

This three bedroom semi-detached dwelling house is located in popular residential area of Mintlaw and within walking distance of a primary school, Mintlaw Academy and local amenities. The property benefits from electric storage and panel heating and uPVC double glazing.

Entering the property into the vestibule on the right is a door to the cloakroom, on the left is double doors storage cupboard and the to the front there is a door leading you into the hall.

The cloakroom has a white two piece suite comprising toilet and corner pedestal wash hand. There is built in storage space which can be used to house the washing machine and tumble dryer.

Through the vestibule door leads you into the hallway which gives access to the lounge, kitchen and staircase. The lounge benefits from patio doors leading out to the rear garden.

The kitchen is located at the front of the property and is fitted with hi-gloss cream wall and base units with cream worktops incorporating a stainless steel sink, hob with an extractor above and eye level double oven. There is space for a free standing fridge freezer.

On the first floor you will find three double bedrooms, the bathroom and a cupboard housing the hot water tank. Bedroom One and two are located to the rear of the property. Bedroom One has a single door wardrobe and double doors wardrobe. Bedroom Two has built in double mirror sliding door wardrobes and built in shelves. Bedroom Three is located to the front of the property and has single door wardrobe.

The shower room has a white three piece suite comprising toilet and wall unit wash hand basin and corner shower enclosure with instant demand shower.

ACCOMMODATION

Entrance Hall

Lounge	19'7 x 10'6 (5.98m x 3.20m)
Kitchen	10'9 x 8'5 (3.29m x 2.58m)
Cloakroom	4'7 x 3'8 (1.40m x 1.14m)

Landing

Bedroom 1	9'5 x 10'6 (2.88m x 3.21m)
Bedroom 2	10'6 x 7'10 (3.20m x 2.39m)
Bedroom 3	9'6 x 7'6 (2.90m x 2.30m)
Shower Room	8'11 x 4'6 (2.72m x 1.39m)

Please Note: All sizes taken at widest point



Lounge



Kitchen



Cloakroom



Shower Room



Bedroom One



Bedroom Two



Bedroom Three



Rear Garden

OUTSIDE

The front garden has a slabbed pathway and grass areas at either side with mature shrubs. Along the left side of the property is mainly grass and there is a gate for access to the rear garden.

The low maintenance rear garden is fully enclosed and fully slabbed. There is a rotary dryer and a wooden shed which is included in the sale

ITEMS INCLUDED

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

The ever expanding village of Mintlaw has become increasingly popular over recent years and it is not hard to see why. Suiting both the mature buyer and also families it offers a whole host of facilities second to none for a village of its size. There are both primary and secondary schooling, a selection of local shops including two convenience stores a small supermarket, pharmacy, health centre, 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 30 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/SCOR

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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