

STEWART & WATSON

your **complete** property & legal service

2 GLENDAVENY COTTAGES, GLENDAVENY, PETERHEAD AB42 3DY



3 Bedroom 2 Public Room Semi Detached House

- Kitchen / Lounge / Shower Room / Second Reception Room
- 3 Double Bedrooms
- Oil Central Heating & uPVC Double Glazing
- Work Shop & Garage
- Off Street Parking

Offers Over £155,000

Home Report Valuation £155,000

www.stewartwatson.co.uk

TYPE OF PROPERTY

This three bedroom, two public room semi-detached dwellinghouse is located in a rural location in the quiet hamlet of Glendaveny, five miles from Peterhead. There is uPVC double glazing windows and oil fired central heating. The lounge is located to the front of the property.

The kitchen is located to the front of the property and fitted out with beech effect wall and base units with contrasting black worktops incorporating ceramic hob with stainless steel extractor overhead, eye level double oven, stainless steel sink, integrated dishwasher, integrated under counter fridge and space for a washing machine.

Bedroom one is located to the rear of the property and is of double size.

The shower room is located to the rear of the property and is fitted with a white three piece suite comprising toilet, wall hung wash hand basin and large shower enclosure with thermostatic shower.

Completing the downstairs of the property is a second reception room.

Bedrooms two and three are located on the first floor and are both of double size. Both bedrooms have dormer windows to the front of the property and are both fully wood panelled. Bedroom two also has a cast iron fireplace with wooden surround.

ACCOMMODATION

Entrance Hall

Lounge	13'9 x 13'1 (4.20m x 4.00m)
Kitchen	13'3 x 9'5 (4.04m x 2.87m)
Bedroom 1	10'7 x 10'0 (3.24m x 3.07m)
Bedroom 2	13'4 x 10'7 (4.06m x 3.22m)
Bedroom 3	13'4 x 9'8 (4.06m x 2.94m)
Shower Room	7'8 x 5'11 (2.34m x 1.81m)
Second Reception	16'3 x 11'10 (4.97m x 3.60m)
Work Shop	29'5 x 17'8 (8.98m x 5.39m)
Garage	19'9 x 13'5 (6.03m x 4.11m)

Please note. All sizes taken at widest point.



Lounge



Kitchen



Bedroom 1



Bedroom 2



Bedroom 3



Shower Room



Decking Area



Rear of Property



OUTSIDE

The property also benefits from a workshop and garage which are interlinked and have power and light. The rear of the property looks onto open country views.

The outside of the property is mainly laid to cement allowing for ample off street parking, with two wooden sheds, an area of grass and a decking area.

SERVICES

Mains electricity and water. Oil fired central heating and drainage to septic tank that is shared with number One Glendaveny Cottages.

ITEMS INCLUDED

All floor coverings, window dressing and light fittings are included in the sale.

Council Tax

Band = B

EPC Banding

EPC = E (50)

Entry

By arrangement

Viewing

Contact our Peterhead office – (01779) 476351

Email

peterhead.property@stewartwatson.co.uk

Offers

All offers should be submitted in writing to our Peterhead office

Reference NH/GBD

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
59 High Street, Turriff AB53 4EL
65 High Street, Banff AB45 1AN
42/44 East Church Street, Buckie AB56 1AB
35 Queen Street, Peterhead AB42 1TP

(01888) 563777
(01888) 563773
(01261) 818883
(01542) 833255
(01779) 476351

38 Broad Street, Fraserburgh, AB43 9AH
21 Market Square, Oldmeldrum AB51 0AA
4 North Street, Mintlaw, AB42 5HH
25 Grant Street, Cullen, AB56 4RS Mon-Fri 1pm-4pm
17-19 Duke Street, Huntly, AB54 8DL

(01346) 514443
(01651) 872314
(01771) 622338
(01542) 840408
(01466) 792331