

STEWART & WATSON

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**8 BURNETT STREET, STUARTFIELD,
AB42 5DN**



1 Bedroom mid terrace cottage

- Village location
- Lounge, kitchen, bathroom & bedroom
- Photovoltaic Panels
- Air source heating & PVC D.G
- Enclosed rear garden

Offers Over £79,999

Home Report Valuation £85,000

www.stewartwatson.co.uk

ACCOMMODATION

Entrance Hall

Lounge	13'5 x 12'5 (4.09m x 3.79m)
Kitchen	9'11 x 9'3 (3.04m x 2.29m)
Bedroom	9'8 x 9'3 (2.96m x 2.83m)
Bathroom	6'7 x 6'7 (2.00m x 2.00m)

Please note. All sizes taken at widest point.

TYPE OF PROPERTY

Located in the village of Stuartfield this one bedroom cottage benefits from recently installed air source heating, photovoltaic panels and PVC double glazing. External wall and loft insulation has also been recently installed in June 2025.

The property is entered in to a vestibule and then to the lounge that has an open fireplace and is located to the front of the property.

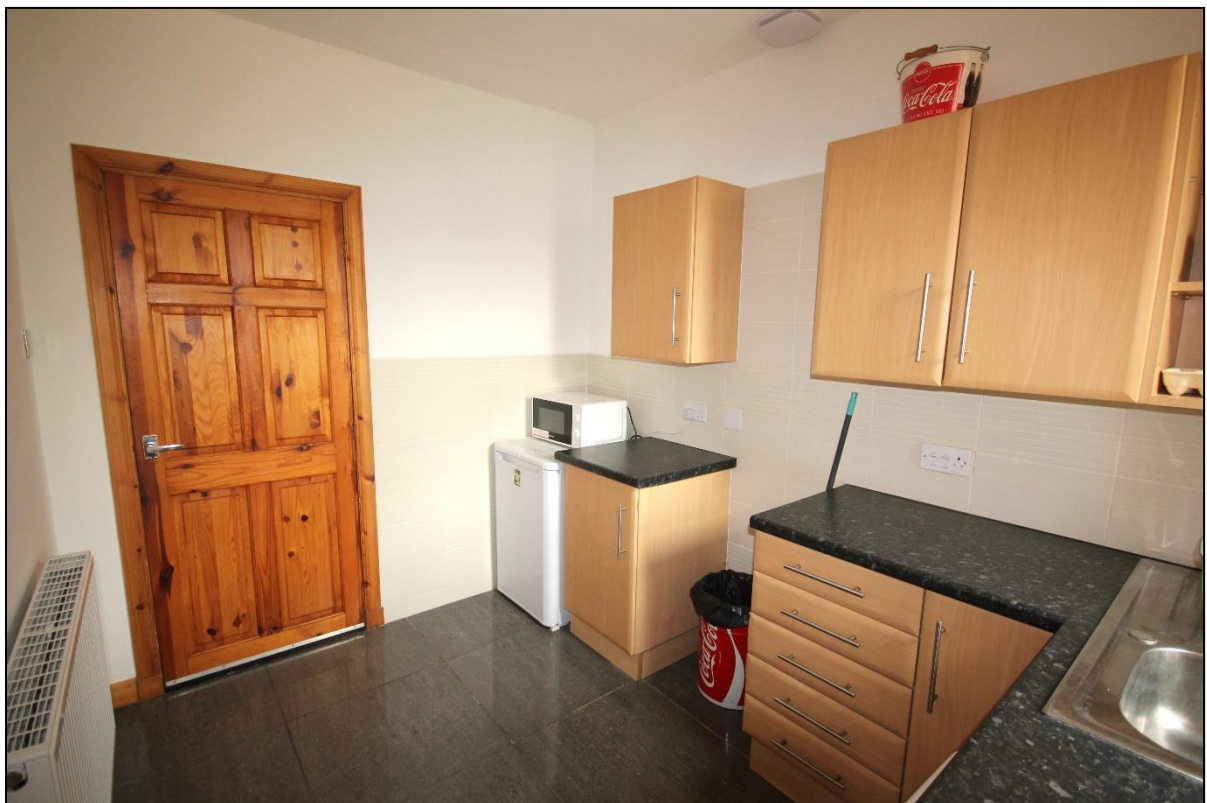
The kitchen is fitted out with wood effect wall and base units with contrasting black worktops incorporating a single bowl stainless steel sink. There is space for a free standing cooker, fridge freezer and washing machine.

The bathroom has a white three piece suite comprising toilet, pedestal wash hand basin and bath with instant demand shower over. There is a Velux style rooflight in the bathroom to let in a lot of natural light.

The double bedroom is to the rear of the property and benefits from a built in wardrobe.



Lounge



Kitchen



Lounge Alt



Kitchen Alt



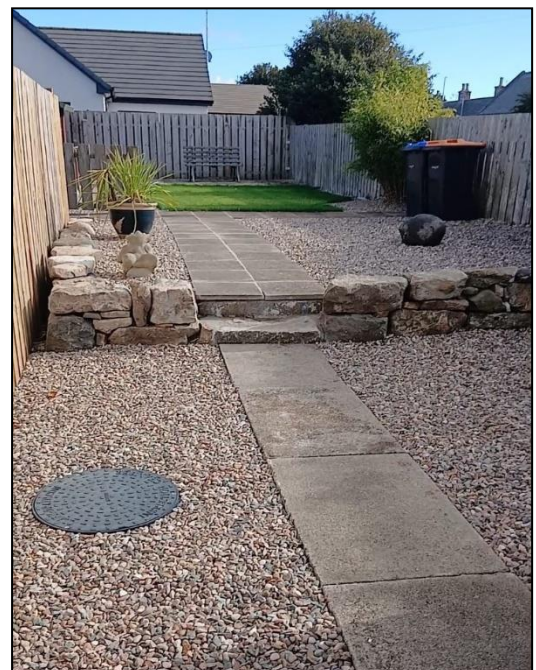
Bedroom



Bathroom



Rear of Property



Rear Garden

OUTSIDE

The rear garden is mostly laid to stone chips and has a slabbed patio and grass area to the rear. The boundary is formed by timber fencing. There is also an external store built in to the rear of the property.

ITEMS INCLUDED

All carpets, floor coverings, window dressing and light fittings

Council Tax

Band A

EPC Banding

EPC = C (80)

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 popular village of Stuartfield is within easy commuting distance of Ellon, Peterhead and Fraserburgh. Locally there are a primary school, local convenience store, village pub and garage. Further local facilities are available in Mintlaw which lies approximately 2-3 miles distant. and is 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/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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