

STEWART & WATSON

your **complete** property & legal service

17 IMRAY WAY, LONGSIDE
AB42 4GB



2 Bedroom Self Contained Upper Flat

- Village location
- Ready to move into condition
- Excellent first time home
- Allocated parking space
- Double glazing & electric central heating

Offers Over £112,500

Home Report Valuation £120,000

www.stewartwatson.co.uk

TYPE OF PROPERTY

This modern well-appointed 2 bedroom self-contained upper flat is situated within a quiet residential estate in the village of Longside.

Longside is located midway between the towns of Peterhead and Mintlaw and is within commuting of Fraserburgh and Aberdeen. Within the village there is a good primary school, golf course and local shop. A regular bus service runs between Peterhead and Mintlaw.

The main feature of the flat is the spacious open plan Lounge/Dining Kitchen. The Lounge has a window with open country views and flows through to the fully fitted kitchen which has a good selection of base and wall units with matching worktop space. Both bedrooms are to the rear of the property and have built in double sliding wardrobes. The bathroom is fitted with a separate shower cubicle, bath, wc and wash hand basin.

ACCOMMODATION

Entrance Hall

Dining Kitchen/Lounge	27'11 x 14'6 (8.53m x 4.42m)
Bedroom 1	14'7 x 11'1 4.45m x 3.38m)
Bedroom 2	10'7 x 9'4 (3.25m x 2.87m)
Bathroom	10'7 x 6'10 (3.24m x 2.09m)

Please note. All sizes taken at widest point.



Open Lounge/Kitchen Dining Room Plan



Open Plan Lounge/Kitchen Dining Room



Dining Kitchen alt



Dining Kitchen alt



Lounge area alt



Bedroom 1



Bedroom 1 alt



Bedroom 2



Bedroom 2 alt



Bathroom



Bathroom alt



Shared Garden

OUTSIDE

In front of the property is an allocated parking space. To the rear there is a enclosed shared garden.

SERVICES

Mains electric, water and drainage

ITEMS INCLUDED

All fitted floor coverings, light fittings and curtains.

Council Tax

Band B

EPC Banding

EPC= C

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/SD

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