

STEWART & WATSON

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53 WOODSIDE CRESCENT, MINTLAW
AB42 5TE



4 Bedroom semi-detached dwellinghouse

- Semi open plan lounge, kitchen & dining
- 3 Bedrooms and converted bedroom/office
- Cloakroom and Shower Room
- Double glazing and Gas C.H
- Enclosed Rear Garden

Offers Over £175,000

Home Report Valuation £175,000

www.stewartwatson.co.uk

TYPE OF PROPERTY

This 4 bedroom semi-detached property is located in the village of Mintlaw. The property benefits from gas central heating and timber framed double glazing.

Entry is into the vestibule which houses a cloakroom with a white two piece suite comprising toilet and wash hand basin.

The lounge is a bright room with a large window situated to the front of the property overlooking the driveway. There is access to the stairs. The property has ceiling spotlights throughout the ground floor.

On semi open plan with the lounge is the dining room and kitchen. The kitchen is fitted with sleek, handle-less units with integrated twin ovens, washing machine and stainless steel sink. There is a large fridge freezer and electric hob with extractor above. Entry to the rear garden.

The garage has been converted into an office/bedroom space that is entered through the kitchen. There is a small hallway with two storage cupboards and a cupboard within the room itself. There is a loft access hatch in the small hallway that gives access to the first of two loft spaces.

Stairs to Upper Accommodation

Bedrooms 1 and 3 are to the front of the property with Bedroom 1 benefiting from a mirrored double wardrobe with shelving and hanging space. Bedroom 2 is to the rear of the property and also benefits from a double wardrobe with hanging space.

The shower room has a white three piece suite comprising concealed cistern toilet, vanity unit wash hand basin and shower enclosure with thermostatic shower.

There is a partly floored loft space which can be accessed through a hatch on the stair landing.

ACCOMMODATION

Lounge	16'2 x 13'8 (4.95m x 4.22m)
Dining Kitchen	26'0 x 10'1 (7.91m x 3.09m)
Cloakroom	5'2 x 3'0 (1.60m x 0.92m)
Bedroom 1	10'1 x 8'1 (3.07m x 2.46m)
Bedroom 2	11'8 x 8'6 (3.59m x 2.62m)
Bedroom 3	7'9 x 7'4 (2.41m x 2.26m)
Bedroom 4	10'7 x 8'7 (3.27m x 2.66m)
Bathroom	7'2 x 6'2 (2.20m x 1.89m)

Please Note: Photos taken at widest point



Lounge



Kitchen



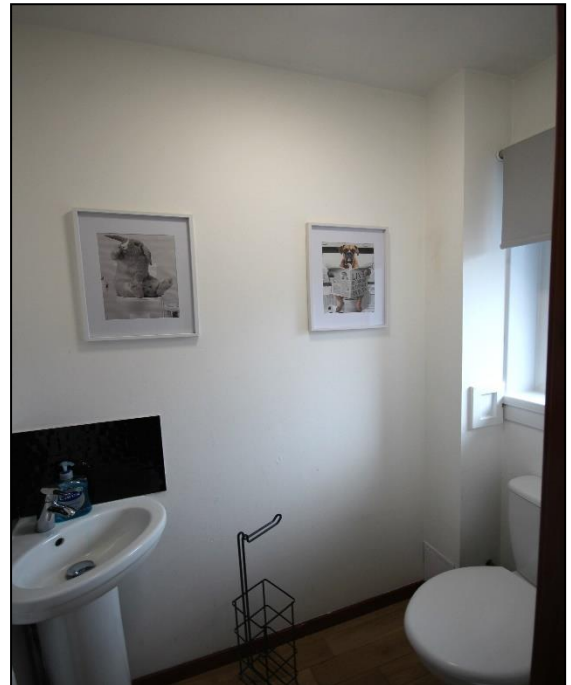
Lounge Alt



Kitchen Alt



Dining Area



Cloakroom



Bedroom 4



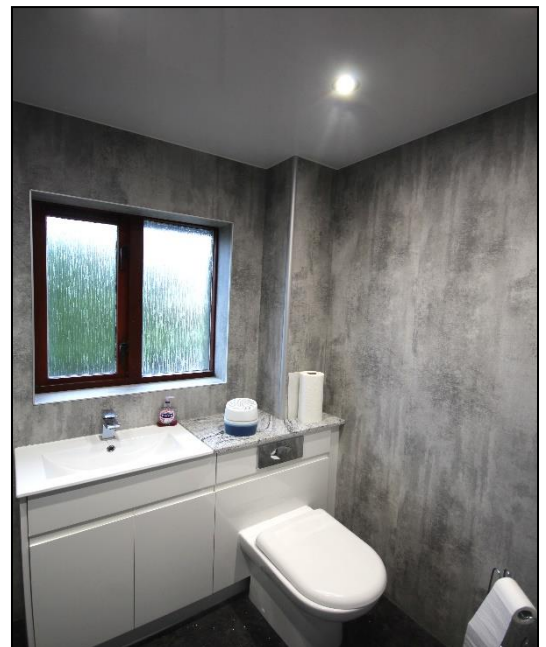
Bedroom 1



Bedroom 2



Bedroom 3



Shower Room



Shower Room Alt



Rear of Property



Rear Garden

OUTSIDE

The property has a tarred drive which provides off road parking for multiple vehicles. The rear garden is low maintenance with a patio area and laid to stone chips. There is decking that leads to a large wooden outbuilding for storage. Please note - the solar panels are currently disconnected and purchasers will have to satisfy themselves with connection or removal.

SERVICES

Mains water, electric and drainage.

ITEMS INCLUDED

All fitted floor coverings, window dressings, light fittings, fridge freezer, washing machine and wooden sheds are included in the sale.

Council Tax

Band D

EPC Banding

Band B

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

Reference NH/SCOR