

STEWART & WATSON

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8 CHURCH CRESCENT ***NEW PITSLIGO AB43 6LP***



2 Bedroom End Terraced House

- Fitted kitchen and lounge
- Bathroom
- Front and rear enclosed garden
- Summer House
- Air source heating system and uPVC double glazing

Offers Over £110,000

Home Report Valuation £110,000

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8 CHURCH CRESCENT NEW PITSLIGO AB43 6LP

TYPE OF PROPERTY

We welcome to the market this two bedroomed end terraced property which is located in a residential area within the village of New Pitsligo.

Enter the property via external part glazed uPVC door at the side of the property into the hallway area. A door opens to the lounge which looks out to the front of the property and leads through to the kitchen. There is a shelved recess area and a feature area where the TV point is.

The kitchen is fitted with high gloss wall and base units with a contrasting darker worktop into which is fitted a 1.5 bowl sink below the kitchen window. There is an oven with ceramic hob, fitted splashback and extractor fan above. A recess area provides room for a dining table. There is a large walk in cupboard which offers a pulley for drying clothes.

There is a window on the staircase and at the top of the landing.

The first bedroom has a window to the front and side and benefits from having a built in double wardrobe as well as a storage cupboard.

Bedroom two is rear facing and also has a storage cupboard.

ACCOMMODATION

Lounge 15'4 x 12' (4.67m x 3.65m)

Kitchen 13'1 x 10'5 (3.98m x 3.17m)

Bathroom 8' x 7'1 (2.43m x 2.15m)

First Floor

Bedroom 1 16'1 x 10'5 (4.90m x 3.17m)

Bedroom 2 13'9 x 9'10 (4.19m x 2.99m)

All floor measurements have been taken at longest point.



Lounge





Kitchen





Bathroom & Hallway





Bedroom 1





Bedroom 2



OUTSIDE

The front garden of this property is generous in size and consists of two chipped stone areas with a pathway leading to the entrance of the property, a patio area with summer house and to a gate leading to the rear garden.

The summer house is fully equipped with power and light.

The rear garden is mainly laid in lawn and there are two sheds, one of which has been used as a dog kennel. There is also a rotary clothes dryer.





Summer house



ITEMS INCLUDED

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

SERVICES

This property is served by an Air source heating system and benefits from having solar panels at the side.

Council Tax

Band A

EPC Banding

EPC = C (75)

Entry

By arrangement

Viewing

Contact our Fraserburgh office on (01346) 514443

Email

Fraserburgh.property@stewartwatson.co.uk

Offers

All offers should be submitted in writing to our Fraserburgh office

Reference AJM/VA

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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