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21 THISTLE GARDENS, MINTLAW
AB42 5FG



Two Bedroom semi-detached dwellinghouse

- Popular Residential Area
- Open plan lounge and dining area
- uPVC D.G. & Gas C.H.
- Front and Rear Gardens
- Single garage and Driveway

Offers Over £105,000
Home Report Valuation £105,000
www.stewartwatson.co.uk

TYPE OF PROPERTY

This two bedroom semi-detached house is located in a popular residential area of Mintlaw and benefits from gas central heating and uPVC double glazing. Please note that this property is of non-standard construction and therefore interested parties will have to check the availability of mortgages.

Entry to the property is to the hallway that houses the stairs and doors to the lounge and kitchen. There is a double storage cupboard.

The dual aspect lounge and dining room is a bright and spacious room with windows to the front and the rear. There is a hatch window connecting the kitchen and dining area.

The rear facing kitchen is fitted with wood effect base and wall units with contrasting black worktops incorporating stainless steel sink and electric cooker with extractor fan above. There is an integrated fridge freezer and space for a washing machine. There is a rear door that leads into the back garden.

Both bedrooms are upstairs alongside the shower room and a storage cupboard that houses the boiler.

Bedroom 1 is to the front of the property and has a double sliding door wardrobe with shelves and hanging space. There is also a single built in storage cupboard.

Bedroom 2 is to the rear of the property and has a double sliding door wardrobe.

The shower room has a white two piece suite comprising toilet and vanity unit wash hand basin. There is an enclosed wet area shower cubicle with electric shower.

ACCOMMODATION

Lounge & Dining	24'5 x 8'8 (7.4m x 2.7m)
Kitchen	10'7 x 9'4 (3.2m x 2.8m)
Bedroom 1	13'4 x 11'8 (4m x 3.5m)
Bedroom 2	
Shower Room	

Please Note: Photos taken at widest point



Lounge



Kitchen



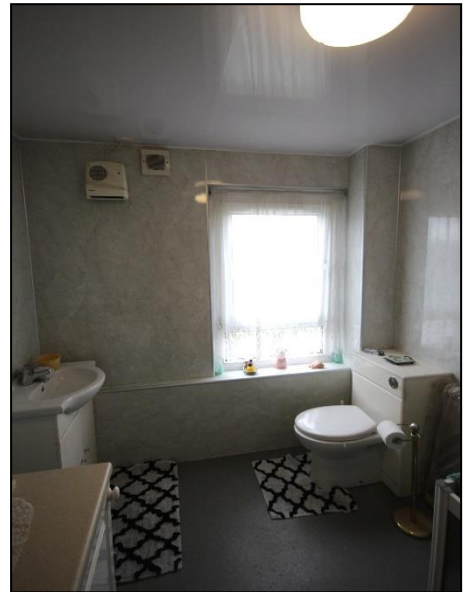
Lounge Alt



Kitchen Alt



Dining Area



Wet Room



Bedroom 1



Bedroom 2



External Alt



Rear of Property



Rear Garden

OUTSIDE

The front garden is laid mainly to stone chips and has a pathway from the gate to the front of the property and also from the left side. There is a long driveway laid to concrete and a single garage. The rear garden is mainly stone slabs and there is a greenhouse.

SERVICES

Mains water, electric and drainage.

ITEMS INCLUDED

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

Council Tax

Band A

EPC Banding

Band D

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 ever expanding village of Mintlaw has become increasingly popular over recent years and it is not hard to see why. Suiting both the mature buyer and also families it offers a whole host of facilities second to none for a village of its size. There are both primary and 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, 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, 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