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**3 UGIE COTTAGES, OLD DEER,
AB42 5LJ**



3 Bedroom Mid-terrace Property

- Village Location
- Dining Kitchen
- 3 double bedrooms
- Electric C.H. and uPVC Double Glazing
- Enclosed Rear Garden

Offers Over £130,000

Home Report Valuation £130,000

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TYPE OF PROPERTY

This 3 bedroom mid-terrace property located in the Outstanding Conservation Village of Old Deer benefits from electric central heating and uPVC double glazing. Entry is into the hallway which houses the stairs and doors to the dining kitchen and lounge.

The lounge is a bright dual aspect room with windows to the front and rear of the property and there is a black tiled electric fireplace.

Fitted with black hi-gloss wall and base units with wood effect countertops, the dining kitchen has an incorporated fridge freezer, eye level oven and grill, hob with extractor above and grey sink and drainer unit. There are spaces for a washing machine and dishwasher. There is a breakfast bar with plenty space for seating surrounding it.

Bedrooms 1 and 2 are to the rear of the property upstairs with Bedroom 1 being a double room benefiting from two built in cupboards with shelving and hanging space while Bedroom 2 is a double room that benefits from one built in cupboard with shelving and hanging space.

Bedroom 3 is a double room to the front of the property and benefits from 2 built in cupboards with shelving and hanging space.

The shower room has a white three piece suite incorporating toilet, wash hand basin and shower enclosure with electric shower.

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

ACCOMMODATION

Lounge	17'7 x 11'4 (5.38m x 3.46m)
Dining Kitchen	14'6 x 11'5 (4.44m x 3.49m)
Bedroom 1	14'8 x 8'8 (4.52m x 2.69m)
Bedroom 2	11'0 x 9'9 (3.35m x 3.02m)
Bedroom 3	11'8 x 8'8 (3.61m x 2.68m)
Bathroom	6'2 x 8'8 (1.90m x 2.68m)

Please Note: Photos taken at widest point



Lounge



Dining Kitchen



Lounge Alt



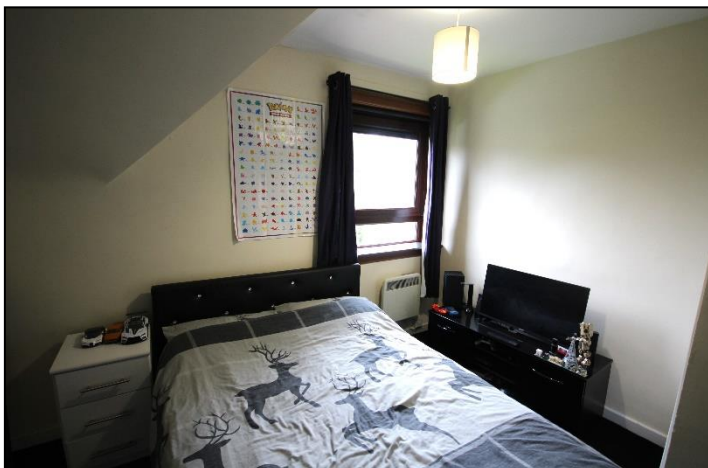
Dining Kitchen Alt



Shower Room



Bedroom 1



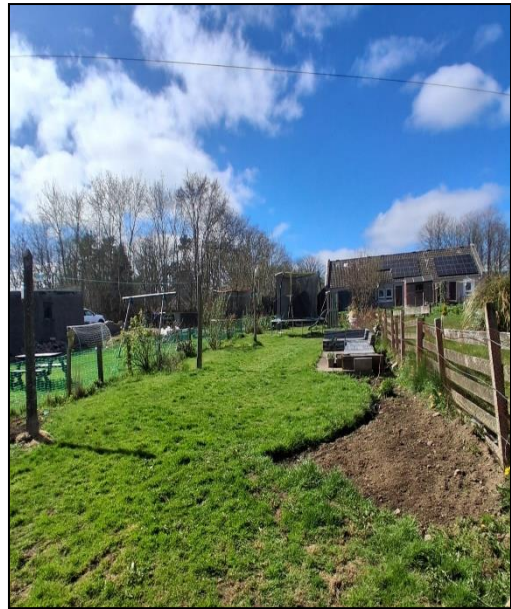
Bedroom 2



Bedroom 3



Rear of Property



Rear Garden

OUTSIDE

There is a small staircase and path leading to the front door and the front garden is laid mainly to grass. The rear garden is also laid mainly to grass and there are two stone poled washing lines. There is timber fencing on either side of the rear garden showing the garden boundary.

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

This property is located in the Outstanding Conservation Village of Old Deer which lies on the edge of Aden Country Park. Ready access can be taken to both the park and to the Buchan and Formartine Walkway. Full facilities are available at Mintlaw which lies approximately 2 miles distant. The 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, 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. 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