

STEWART & WATSON

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**GILLANNAH, WILLINGS ROAD,
NEW BYTH, TURRIFF, AB53 5XJ**



4 Bed Detached Bungalow with Single Garage

- Lounge, Conservatory & Dining Kitchen
- 4 Bedrooms, Family Bathroom, Utility Room & WC
- Oil Central Heating & Double Glazing
- Stone Chipped Driveway & Single Garage
- Wrap-Around Garden mainly laid to lawn

Offers around £290,000

Home Report Valuation £290,000

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TYPE OF PROPERTY

We are delighted to offer for sale this spacious 4 bed detached bungalow which is situated on the outskirts of New Byth and appreciates country views. Gillannah benefits from oil central heating, double glazing, single garage, driveway and wrap-around garden which is mainly laid to lawn. The property comprises of an entrance vestibule, hallway, lounge, conservatory, dining kitchen, utility room, wc, 4 bedrooms and family bathroom.

ACCOMMODATION

Entrance Vestibule

External door with side glazed panels leads into carpeted vestibule. Storage cupboard housing the fusebox. Glazed door to hallway.

Hallway

Fitted carpet and two storage cupboards.



Lounge (18'8" x 16'7" / 5.73m x 5.09m)

Side facing bay window and fitted carpet. Open coal fire set in a marble hearth. Door to conservatory.



Conservatory (12'2" x 11'8" / 3.71m x 3.59m)

Fitted carpet and windows overlooking the garden which appreciates country views. Patio door to outside.



Dining Kitchen (26'1" x 15'4" / 7.95m x 4.69m)

Fitted with base and wall mounted units providing storage and integrating the oven, grill, hob, hood fridge freezer, dishwasher and sink and drainer. Breakfast bar providing informal dining. Space for family area which has fitted carpet and patio door to outside. Two rear facing windows. Door to utility room.



WC (7'2" x 3'7" / 2.19m x 1.12m)

With wc and wash hand basin. Rear facing opaque window.

Bedroom 1 (14'4" x 12'7" / 4.38m x 3.87m)

Front facing window and fitted carpet. Two double wardrobes with sliding mirrored doors. Built in bed surround with cupboards and shelving.



Utility Room (11'7" x 7'2" / 3.56m x 2.19m)

Base and wall units with space for white goods and stainless steel sink and drainer. Doors to outside and wc.

Bedroom 2 (11'6" x 10'8" / 3.53m x 3.29m)

Rear facing window and fitted carpet. Two double wardrobes with sliding mirrored doors.



Bedroom 3 (11'6" x 9'4" / 3.53m x 2.86m)

Front facing window and fitted carpet. Double wardrobe with sliding mirrored doors.



Bedroom 4 (11'6" x 7' / 3.53m x 2.13m)

Front facing window and fitted carpet.



Family Bathroom (11'6" x 8'4" / 3.53m x 2.56m)

Fitted with WC, wash hand basin, bath, and separate double shower cubicle. Heated towel rail. Rear facing opaque window.



Rear Hall

Gives internal access to the garage.

OUTSIDE

A large stone chipped driveway provides parking for several cars and leads to the **SINGLE GARAGE (22'7" x 11'5" / 6.91m x 3.50m)** which has an electric roller door, power and also gives access to the **SHED (11'5" x 7' / 3.50m x 2.13m)**. The wrap-around garden is mainly laid to lawn with drying area, rockery with mature shrubs and bushes, slabbed patio and **GARDEN SHEDS**.







SERVICES

Oil central heating. Mains electricity, water and drainage.

ITEMS INCLUDED

All the usual heritable fittings and fixtures are included.

Council Tax Band

F

EPC Band

D

Entry

By arrangement.

Viewing

By contacting The Property Shop, Turriff on 01888 563777.

Email: turriff.property@stewartwatson.co.uk

Offers

All offers should be submitted in writing to our Turriff office.

LOCATION

New Byth is approximately 36 miles from Aberdeen and 14 miles from Fraserburgh. Primary schooling is in the village of Cuminestown or Crudie and Secondary schooling is at Turriff, approximately 8 miles away.

Reference DDP/TUR/D26



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 leases 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 (01888) 563777
59 High Street, Turriff AB53 4EL (01888) 563773
65 High Street, Banff AB45 1AN (01261) 818883
42/44 East Church Street, Buckie AB56 1AB (01542) 833255
35 Queen Street, Peterhead AB42 1TP (01779) 476351

38 Broad Street, Fraserburgh, AB43 9AH (01346) 514443
21 Market Square, Oldmeldrum AB51 0AA (01651) 872314
4 North Street, Mintlaw, AB42 5HH (01771) 622338
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17-19 Duke Street, Huntly, AB54 8DL (01466) 792331