

STEWART & WATSON

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13 PINE VIEW, MINTLAW
AB42 5GG



4 Bedroom end terrace dwellinghouse

- Popular Residential Area
- Open plan lounge & dining area
- Shower Room & Cloakroom
- Gas C.H. & uPVC triple glazing
- Low maintenance front and rear gardens

Offers Over £130,000
Home Report Valuation £130,000
www.stewartwatson.co.uk

TYPE OF PROPERTY

This four bedroom end terrace dwellinghouse is located in a popular residential area of Mintlaw and benefits from gas central heating and uPVC triple 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 vestibule and into the hallway which houses the stairs and doors to the lounge, kitchen and has a large walk-in storage cupboard, a storage cupboard with shelving and an under stair cupboard. The cloakroom can be accessed from the vestibule and it has a two piece suite comprising toilet and wash hand basin.

The dual aspect lounge and dining room is a bright and spacious open plan room with windows to the front and rear. The lounge has a modern electric fireplace that will be included in the sale. There is newly laid laminate in the downstairs of the property as well as new internal doors which were all done in Summer 2025.

The rear facing kitchen is fitted with grey base and wall units with wood effect worktops incorporating stainless steel one and a half bowl sink and electric hob with extractor above. There is an integrated oven and space for a washing machine. There is an external door that leads to the back garden. The kitchen was newly fitted in Autumn 2025.

All of the bedrooms are upstairs alongside the shower room and a storage cupboard with shelving. The internal doors upstairs are newly installed as of Autumn 2025.

Bedroom 1 and 4 are to the front of the property with Bedroom 1 being a double bedroom and Bedroom 4 being a single room that could be used as a bedroom or an office. The fitted furniture and bedside units in Bedroom 1 are to be included in the sale.

Bedrooms 2 and 3 are to the rear, both benefiting from double wardrobes with shelving and hanging space.

The shower room has a white three piece suite comprising of concealed cistern toilet, vanity unit wash hand basin and a large walk-in shower enclosure with electric shower.

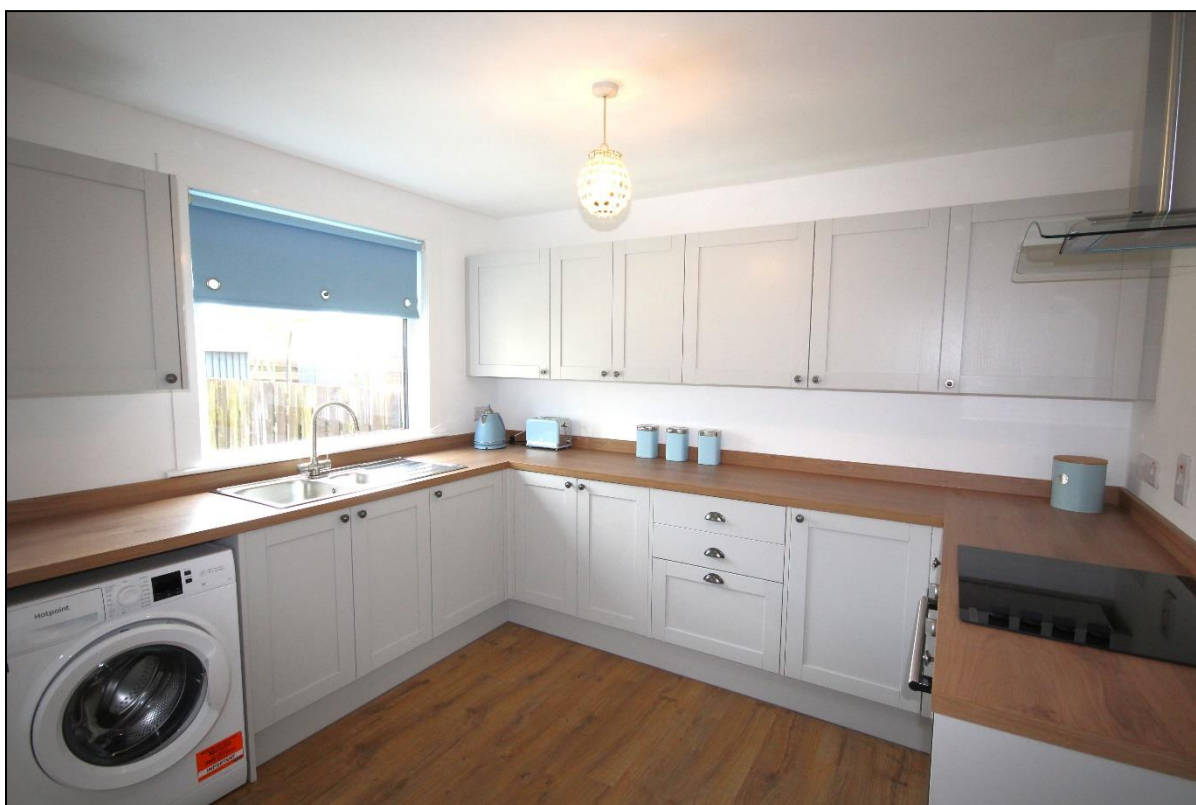
ACCOMMODATION

Lounge	16'7 x 10'8 (6.71m x 5.08m)
Dining Area	9'5 x 10'5 (4.06m x 4.34m)
Kitchen	10'5 x 11'7 (4.39m x 5.33m)
Bedroom 1	11'7 x 10'8 (5.28m x 5.11m)
Bedroom 2	10'5 x 9'8 (4.39m x 4.08m)
Bedroom 3	10'5 x 9'4 (4.34m x 3.99m)
Bedroom 4	6'2 x 7'5 (2.41m x 3.56m)
Shower Room	9'5 x 4'5 (4.11m x 2.69m)
Cloakroom	4'4 x 4'5 (2.44m x 2.62m)

Please Note: Photos taken at widest point



Lounge



Kitchen



Lounge Alt



Kitchen Alt



Dining Area



Cloakroom



Dining Area Alt



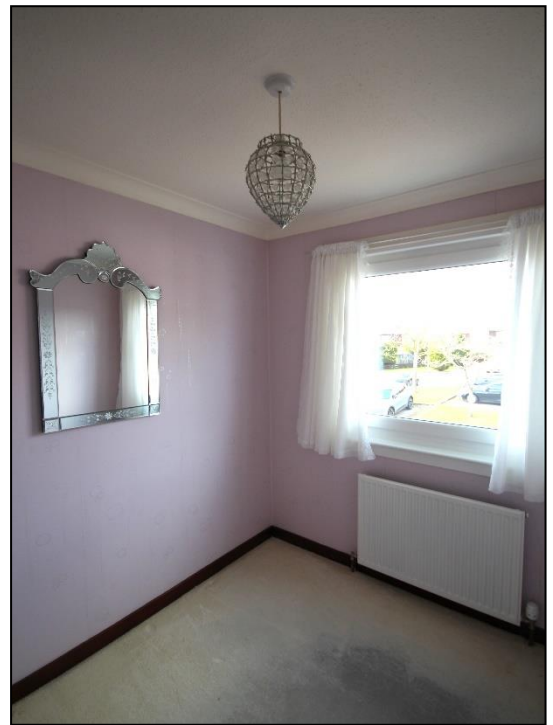
Bedroom 1



Bedroom 2



Bedroom 3



Bedroom 4



Shower Room



External Alt



Rear of Property



Rear Garden



Rear Patio

OUTSIDE

The front garden is laid mainly to stone chips and has a slabbed pathway from the gate to the front door of the property. The slabbed pathway runs in front of the lounge window to the left side of the property where a second gated walkway leads to the rear patio. As well as the patio, the rear garden has an L-shaped area of grass and a square area of stone chips. There is wooden fencing showing the boundary of the garden and a rotary washing line.

SERVICES

Mains water, gas, electric and drainage.

ITEMS INCLUDED

All fitted floor coverings, window dressings and light fittings are included in the sale. Electric fireplace in the lounge. Fitted furniture and bedside units in Bedroom 1.

Council Tax

Band B

EPC Banding

Band C

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