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**STABLES 4, PITCAPLE CASTLE,
INVERURIE AB51 5HL**



One Bedroom Cottage with Single Garage in Rural Location

- Lounge & Dining Kitchen
- Double Bedroom, Attic Room & Shower Room
- DG & Oil CH
- Shared Garden
- Unfurnished Basis

£650 Per Month

Letting Agent Registration Number is LARN1904084

Landlord Registration Number 527784/110/31072

www.stewartwatson.co.uk

TYPE OF PROPERTY

Situated within the prestigious grounds of Pitcaple Castle, in a rural location, yet only a short drive from Inverurie, we offer for Lease on an Unfurnished basis this One Bedroom Cottage with Single Garage. The property has been freshly decorated and benefits from Double Glazing and Oil Central Heating, the accommodation comprises of Lounge, Dining Kitchen, Double Bedroom, Shower Room and Attic Room. Outside the property is set in a courtyard location with a shared garden. Single garage.

ACCOMMODATION

Lounge

14' 6" x 11' 4"
(4.44m x 3.47m)

A part glazed exterior door opens into the bright and airy lounge. Space for a variety of furniture. Television and telephone points, central heating radiator and laminate flooring. Access to kitchen, bedroom and hallway.



Kitchen

10' 1" x 7' 7"
(3.07m x 2.34m)

Fitted with a range of base and eye level units incorporating a stainless steel sink, tiled splashback and coordinating work surfaces and fixed kitchen table. The units further incorporate a slot in cooker with extractor above. Space for washing machine and under counter fridge. Boiler is located here. Laminate flooring.



Double Bedroom

14' 6" x 9' 4"
(4.44m x 2.86m)

The bright and airy double bedroom benefits from a built in wardrobe incorporating hanging rail and shelf space offering good storage. Space for free standing furniture. Central heating radiator and fitted carpet.

**Hallway**

The hallway gives access to the shower room and exterior door to the shared garden. Cupboard housing the fuse box. Access to attic room.

Attic Room

The attic room is accessed via a pull down wooden ladder in the hallway and is equipped with power, light and fitted carpet.

**Shower Room**

Fitted with white suite comprising w.c., wash hand basin and standalone shower cubicle. Laminate flooring.



OUTSIDE

The property is set within the grounds of Pitcaple Castle, in a courtyard location. There is a shared garden incorporating mature trees and is mainly laid in grass. Single garage with up and over door.

Services

Mains water, drainage, electricity and oil central heating

Applications

To be made on our application form available from any of our offices and submitted along with two references.

Landlord Registration Number 527784/110/31072

Terms of Lease

In addition to the rent, the tenant shall be responsible for payment of the Council Tax and all utility bills, including chimney sweeping - where applicable. Payment of one month's rent together with a deposit of one month's rent will be required prior to lease commencing.

Council Tax Band C

EPC Band D

Entry By arrangement

Viewing

By contacting our Oldmeldrum Office on 01651 872314 to arrange an appointment.

Email

oldmeldrum.property@stewartwatson.co.uk

LOCATION

Inverurie is an expanding, town situated approximately 17 miles from Aberdeen making it popular with city commuters. It offers a wide range of facilities including primary schools, the new community campus Secondary School, a health centre, hospital, several large supermarkets, swimming pool, sports centre, community centre and golf, tennis, bowling and fishing are all available nearby. Inverurie offers excellent road and rail links both north and south including Aberdeen, Dyce, Huntly and Elgin and is within easy commuting distance of the new Prime Four site at Kingswells, Westhill, Dyce and Aberdeen city centre.

Reference

Oldmeldrum/DDP/E26

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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