

STEWART & WATSON

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62 BIRCH GROVE, MINTLAW
AB42 5GL



3 Bedroom Semi-detached Property

- Dining Kitchen
- Cloak room & bathroom
- Enclosed Rear Garden
- Gas C.H. & uPVC D.G.
- Off street parking

Offers Over £105,000

Home Report Valuation £105,000

www.stewartwatson.co.uk

TYPE OF PROPERTY

This 3 bedroom semi-detached property is located in the village of Mintlaw and benefits from gas central heating and uPVC double glazing. The dual aspect lounge has windows to the front and rear of the property.

The kitchen is fitted with wood effect base and wall units with contrasting black worktops incorporating black resin one and a half bowl sink, ceramic hob with extractor above and eye level oven. There is a tall free standing fridge freezer, washing machine and tumble dryer.

Completing the ground floor is a cloak room with a white two piece suite comprising toilet and vanity unit wash hand basin.

All three double bedrooms are upstairs and all benefit from built in storage. There is additional storage by way of two walk in cupboards on the first floor landing.

The bathroom has a white three piece suite comprising toilet, counter top wash hand basin and bath with thermostatic shower above.

ACCOMMODATION

Lounge	21'7 x 13'9 (6.60m x 4.21m)
Kitchen	14'5 x 10'6 (4.40m x 3.21m)
Cloak Room	4'6 x 4'6 (1.38m x 1.38m)
Bedroom 1	10'9 x 10'6 (3.30m x 3.20m)
Bedroom 2	10'6 x 9'9 (3.21m x 2.97m)
Bedroom 3	10'6 x 10'5 (3.21m x 3.19m)
Bathroom	9'9 x 4'7 (2.97m x 1.40m)

Please Note: Photos taken at widest point



Dining Lounge



Kitchen



Dining Lounge Alt



Kitchen Alt



Bedroom 1



Bedroom 1 Alt



Bedroom 2



Bedroom 2 Alt



Bedroom 3



Bedroom 3 Alt



Bathroom



Bathroom Alt



Rear of Property



Rear Garden



Rear Garden Alt

OUTSIDE

The front garden is laid mainly to stone chip and there is a long driveway providing off street parking for multiple vehicles. The rear garden is fully enclosed with a patio area laid in slabs, a grass area with rotary clothes dryer and a chipped stone area.

SERVICES

Mains water, gas, electric and drainage.

ITEMS INCLUDED

All fitted floor coverings, window dressings and light fittings are included in the sale. Fridge freezer, washing machine and tumble dryer.

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

Please Note: The property is of partially non-standard design. It is understood that it will be suitable for lending purposes for the majority of lenders but interested parties should consult their proposed lender or financial advisor prior to offering.

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