

STEWART & WATSON

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20 CAIRNTRODLIE, PETERHEAD
AB42 2AG



3 Bedroom Semi Detached Cottage

- Open Views of Links
- Renovated Throughout
- Spacious Accommodation.
- Gas Central Heating/Double Glazing
- Walking distance to range of amenities

Offers Over £150,000

Home Report Valuation £150,000

www.stewartwatson.co.uk

TYPE OF PROPERTY

We are pleased to bring to the market this recently renovated house situated in a popular area of Peterhead.

The property boasts open views of the Links playing fields and North Sea beyond. Cairntrodlie is within walking distance of Peterhead town centre, sea front, local health centre, local shops and supermarkets.

The house is in ready to move into condition and is decorated throughout in neutral tones. The Lounge is a generous sized room and has dual aspect windows, a feature granite fireplace with two recessed areas to the side and plenty of room for free standing furniture.

The Dining Kitchen was fitted in October 2025 and has a good range of cashmere coloured base and wall units with matching wood effect worktops. There are a number of integrated appliances including oven, hob with extractor, dish washer, under the counter fridge and freezer. There is plumbing for a washing machine, 1 ½ stainless steel sink and drainer. The boiler is located within one of the cupboards with the gas metre under the sink unit. A UPVC door leads out into the rear of the property. There is space for a dining table and chairs.

Bedroom 1 is situated on the ground floor and has a window to the front and is a good sized double room.

On the upper floor there are a further two double bedrooms, the largest of the two bedrooms has dual aspect windows with half height storage cupboard. Bedroom 2 is a double room with open wardrobe space, built in desk area and storage into the eaves.

The Bathroom is fitted with a white suite comprising of a bath with shower overhead, wc and wash hand basin with vanity unit underneath.

ACCOMMODATION

Entrance Hall

Lounge	18'11 x 12'8 (5.78m x 3.88m)
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Dining Kitchen	18'8 x 9'3 (5.71m x 2.84m)
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Bedroom 1	12'0 x 10'7 (3.66m x 3.25m)
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Bedroom 2	16'9 x 11'5 (5.13m x 3.49m)
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Bedroom 3	15'3 x 12'1 (4.66m x 3.69m)
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Bathroom	9'6 x 4'4 (2.92m x 1.34m)
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Please note. All sizes taken at widest point.





Lounge



Dining Kitchen



Downstairs Bedroom



Bathroom



Bedrooms 2 & 3



Exclusive Garden Area & Stone Shed

OUTSIDE

To the rear of the property there is shared yard area giving access to an exclusive area of garden which is fenced off and has an area of lawn. There is also an exclusive stone shed which is ideal for additional storage.

SERVICES

Mains gas, electric, drainage and water.

ITEMS INCLUDED

All fitted flooring, curtains and blinds, integrated white goods in the kitchen and kitchen table.

Council Tax

Band C

EPC Banding

EPC= C

Entry

By arrangement

Viewing

Contact our Peterhead office – (01779) 476351

Email

peterhead.property@stewartwatson.co.uk

Offers

All offers should be submitted in writing to our Peterhead office

Reference

NH/SD

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

Dining Kitchen

The Property Shop, 2 Main Street, Turriff AB53 4AD	(01888) 563777	38 Broad Street, Fraserburgh, AB43 9AH	(01346) 514443
59 High Street, Turriff AB53 4EL	(01888) 563773	21 Market Square, Oldmeldrum AB51 0AA	(01651) 872314
65 High Street, Banff AB45 1AN	(01261) 818883	4 North Street, Mintlaw, AB42 5HH	(01771) 622338
42/44 East Church Street, Buckie AB56 1AB	(01542) 833255	25 Grant Street, Cullen, AB56 4RS Mon-Fri 1pm-4pm	(01542) 840408
35 Queen Street, Peterhead AB42 1TP	(01779) 476351	17-19 Duke Street, Huntly, AB54 8DL	(01466) 792331