

STEWART & WATSON

your **complete** property & legal service

**37 TOMNAMUIDH ROAD,
DUFFTOWN, AB55 4AT**



Spacious End-Terraced Home in Established Residential Area

- 3 Bedrooms
- Lounge, Kitchen & Shower Room
- Full Double Glazing & Gas Central Heating
- Drive to Side for Off-Road Parking
- Low-Maintenance Front & Rear Garden

Offers Over £110,000

Home Report Valuation £110,000

www.stewartwatson.co.uk

TYPE OF PROPERTY

This is a deceptively spacious end terraced three bedroom property on two floors providing a comfortable family living space. The property benefits from gas central heating and is fully double glazed throughout and has a harled exterior and tiled roof. There are three bedrooms, a spacious and bright lounge, dining kitchen, and shower room. There is a drive to the side of the property providing off-street parking with further parking available on-street in front of the drive. There is an area of garden to the front of the property mainly in stone chips with a low-maintenance garden area to the rear. Early viewing is essential to appreciate all this property has to offer.

ACCOMMODATION

The accommodation is on two floors and comprises:-

DOWNSTAIRS

HALL

A UPVC door with frosted glass side pane leads into the bright hallway with laminate flooring, radiator and two ceiling lights. There is an understairs cupboard with coat hooks, light and the Worcester Gas boiler with a further low-level cupboard which contains the meters and consumer unit.

LOUNGE 4.70m x 3.71m (15'5" x 12'2")

Bright lounge with a large window to the front with vertical blinds, fitted carpet, 3-bulb ceiling light, radiator and the focal point of the room is the wall-mounted electric fire.



Lounge

KITCHEN 4.85m x 2.25m (15'10" x 7'4")

The kitchen includes fitted units at floor and eye level with under unit lighting, worktop space and matching splashbacks, with a stainless steel sink, mixer tap and drainer. With vinyl flooring, shelved cupboard for storage, large window with vertical blinds to the rear and space for a small dining table to one corner. A UPVC backdoor leads to the rear garden.



Kitchen

UPSTAIRS

Carpeted stairs lead to the first floor landing with radiator, fitted cupboard and hatch to Loft.

BEDROOM 1 3.72m x 3.27m (12'2" x 10'8")

Good-size double bedroom with fitted carpet, radiator, ceiling light, window with vertical blinds to the rear and fitted double cupboard with hanging rail and shelf over.



Bedroom 1

BEDROOM 2 **3.72m x 3.13m (12'2" x 10'3")**

Further good-size bright double bedroom with fitted carpet, window to the front, radiator, ceiling light and fitted double cupboard with hanging rail and shelf over.



Bedroom 2

**BEDROOM 3** **2.53m x 0.66m (8'3" x 2'1")**

Single bedroom with fitted carpet, window to the front, radiator and ceiling light.

SHOWER ROOM **1.93m x 1.69m (6'3" x 5'6")**

With toilet, wash hand basin and Mira Go shower in enclosure with aqua panelled walls, vinyl flooring, ceiling light, spotlight over shower area, frosted window with roller blind to the rear and chrome ladder radiator.



OUTSIDE

The property occupies a corner site with a driveway to the side providing off-road parking with a metal access gate with further on-street parking available in front of the drive. The front garden is laid in stone chips for ease of maintenance with a paved path leading to the front door. The low-maintenance rear garden is laid in stone chips with a paved patio area with clothes line. There is a wooden shed and an external stone-built store adjacent to the rear entrance.





SERVICES

Usual mains water and drainage. Gas and electricity connections.

ITEMS INCLUDED

All fitted carpets and floor coverings, light fittings and fixtures and all blinds.

Council Tax:

Band A.

EPC Banding:

EPC=C.

Entry:

By arrangement.

Viewing:

Contact our Huntly office – (01466) 792331.

Email:

huntly.property@stewartwatson.co.uk

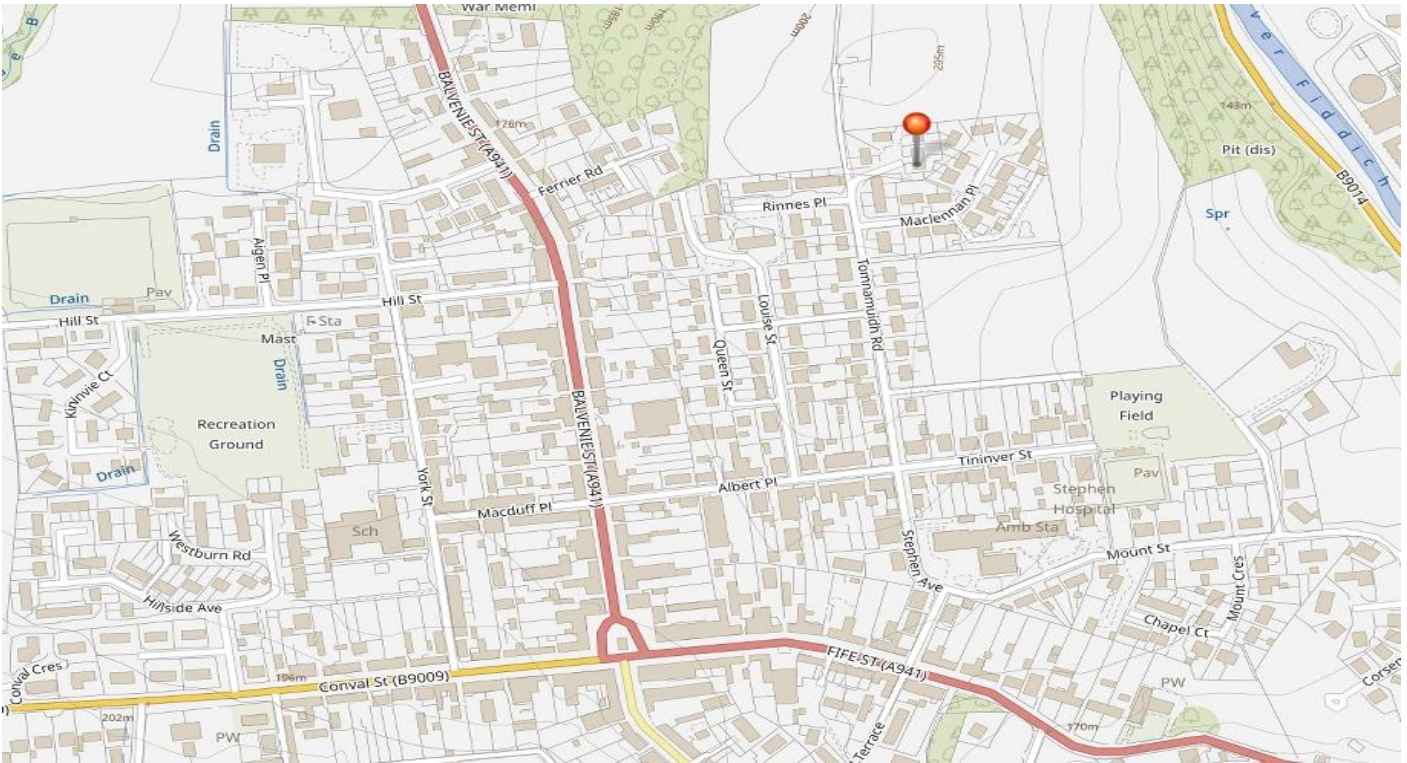
Offers:

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

LOCATION

This property is located in Dufftown which lies in the heart of the Malt Whisky country and is approximately half way between Aberdeen and Inverness and is a superb base from which to enjoy the host of activities and attractions that abound in Scotland's North East. From the Cairngorm National Park to the golden beaches of the Moray Coast, there is golfing and fishing, castles and distilleries. Explore the Castle Trail, the world's only Malt Whisky trail, and enjoy fabulous wildlife. Primary education is available at Dufftown with Secondary Schooling at Speyside High in Aberlour. The Town of Huntly lies approximately 10 miles from Dufftown and is the home of Clan Gordon and is renowned for Huntly Castle and the Gordon Schools. It has a range of sporting facilities, including shooting, fishing, an attractive Golf Course and The Huntly Nordic Ski Centre. From Huntly there are also rail and bus links to Aberdeen, Dyce Airport and Inverness.

Reference: HUNTLY/MCD/G26



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

The Property Shop, 2 Main Street, Turriff AB53 4AD
59 High Street, Turriff AB53 4EL
65 High Street, Banff AB45 1AN
42/44 East Church Street, Buckie AB56 1AB
35 Queen Street, Peterhead AB42 1TP

(01888) 563777
(01888) 563773
(01261) 818883
(01542) 833255
(01779) 476351

38 Broad Street, Fraserburgh, AB43 9AH
21 Market Square, Oldmeldrum AB51 0AA
4 North Street, Mintlaw, AB42 5HH
25 Grant Street, Cullen, AB56 4RS Mon-Fri 1pm – 4pm
17-19 Duke Street, Huntly, AB54 8DL

(01346) 514443
(01651) 872314
(01771) 622338
(01542) 840408
(01466) 792331