

STEWART & WATSON

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4 RECTORY DRIVE *STRICHEN AB43 6TU*



2 Bedroomed Semi Detached House with Garage

- Fitted kitchen and Lounge
- Shower room
- Front and rear gardens
- Garage with driveway
- Oil central heating

Offers Over £115,000

Home Report Valuation £115,000

www.stewartwatson.co.uk

4 RECTORY DRIVE STRICHEN AB43 6TU

TYPE OF PROPERTY

We welcome to the market this two bedroomed semi detached property located in a quiet, residential area of Strichen.

Enter the property via part glazed external door into a spacious hallway which has a walk in cupboard located at the left.

The lounge benefits from having windows at the front and rear of the property and has an electric fireplace.

Looking out to the rear, the kitchen is fitted with ample wall and base units on two sides with a contrasting grey marble effect worktop into which is fitted a stainless steel sink. There is a cooker with a pull out extractor fan above and an integrated washing machine. There is also space under the worktop for a further appliance and ample room for a kitchen table. A door opens to the side of the property.

On the first floor, both bedrooms are fitted with a range of bedroom furniture with one bedroom looking out to the front and rear and the other looking out to the side.

The shower room, also located upstairs, has a frosted window to the side of the property and is fitted with a curved corner shower cubicle, winged whb fitted over vanity unit and a toilet. The walls behind the wash areas are also fully fitted with wetwall.

ACCOMMODATION

Lounge 17'2 x 10'10

Kitchen 12'4 x 10'10

Shower room 8'3 x 8'

Bedroom 1

Bedroom 2

Room measurements have been taken at longest point.



Lounge





Kitchen





Bedroom 1





Bedroom 2





Shower room

OUTSIDE

The front garden has been well maintained and is mainly of soil with small mature bushes and plants. There is a pathway which leads from the driveway to the front door.

The tarmac driveway leads down to the garage and can offer off street parking for various vehicles.

The garage fitted with up and over door is of good size measuring approximately 21'6 x 10'7 (6.55m x 3.22m) and is equipped with power and light. There are removable work benches and a side door opens to the rear garden.

The rear garden has also been well looked after and is of low maintenance being laid mostly with chipped stone and patio tiles. There are clothes drying poles and the Oil storage tank is tucked neatly behind the garage at the rear. There is also a garden storage shed and the Oil central heating boiler is located in a store which adjoins the property at the rear.



Rear garden





Inside garage



SERVICES

This property is served by an Oil fired central heating system.

ITEMS INCLUDED

All floor coverings, window coverings and light fittings will be included in the sale.
The washing machine will also remain.

Council Tax

Band A

EPC Banding

EPC = E (40)

Entry

By arrangement

Viewing

Contact our Fraserburgh office on (01346) 514443

Email

Fraserburgh.property@stewartwatson.co.uk

Offers

All offers should be submitted in writing to our Fraserburgh office

LOCATION

This property enjoys a quiet location in the village of Strichen.

The village offers a selection of local amenities including a supermarket, pharmacy, butchers shop, doctors' surgery, library, hotels and a primary school.

Further facilities are available at Mintlaw and Fraserburgh which are within easy commuting distance as well as Aberdeen. The Aberdeen bus service calls in the village at certain times of the day.

Reference AJM/VA

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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