

STEWART & WATSON

your **complete** property & legal service

15 THE BEECHES, MINTLAW
AB42 5UA



3 Bedroom Detached Bungalow

- Kitchen & Utility Room
- Family Bathroom & En-Suite
- Gas Central Heating & uPVC Double glazing
- Driveway and Single Garage
- Enclosed Rear Garden

Offers Over £210,000
Home Report Valuation £210,000
www.stewartwatson.co.uk

TYPE OF PROPERTY

This three bedroom detached bungalow is located in the village of Mintlaw. The property benefits from gas central heating and uPVC double glazing.

The property is entered into the vestibule that has a single storage cupboard. There is access to the hallway which houses doors to the lounge, kitchen, bathroom, three bedrooms and a single storage cupboard.

Situated to the front of the property is the Lounge which is a bright room with a large window to let in natural light.

The kitchen is fitted with grey base and wall units with wood effect countertops and a built in electric hob with extractor above. There is also a built in oven and ceramic black sink and drainer unit. The kitchen has a window to the rear of the property and access to the utility room via a sliding partition.

The utility room is fitted with grey base units with wood effect countertops with space for a washing machine. There is a window to the rear of the property and an external door leading to the rear garden.

Bedroom 1 has a window to the rear of the property and benefits from a double wardrobe. There is an en-suite comprising toilet, wash hand basin and shower enclosure with thermostatic shower.

Bedroom 2 and Bedroom 3 are situated to the front of the property. Bedroom 2 benefits from a double wardrobe.

The Bathroom has a white three piece suite comprising toilet, vanity unit wash hand basin and bath with shower head attached. There is a built in storage cupboard.

ACCOMMODATION

Lounge	15'9 x 11'4 (4.84m x 3.46m)
Kitchen	11'1 x 9'2 (3.38m x 2.81m)
Utility Room	9'2 x 9'2 (2.81m x 1.55m)
Bedroom 1	11'0 x 9'4 (3.35m x 2.86m)
En-Suite	7'6 x 3'2 (2.32m x 0.97m)
Bedroom 2	11'1 x 10'4 (3.39m x 3.18m)
Bedroom 3	11'1 x 7'6 (3.39m x 2.32m)
Bathroom	7'6 x 5'4 (2.32m x 1.66m)

Please Note: Photos taken at widest point



Lounge



Kitchen



Lounge Alt



Kitchen Alt



Utility Room



Bathroom



Bedroom 1



Bedroom 1 Alt



Bedroom 2



Bedroom 2 Alt



Bedroom 3



En-Suite





Rear of Property



Rear Garden



Patio



Patio Alt

OUTSIDE

The front of the property has a driveway with space for two cars and an area of stone chips. There is a single garage at the end of the driveway and access to the rear garden. The rear garden has an area laid to grass and an enclosed patio area where the summerhouse is.

SERVICES

Mains water, gas, electric and drainage.

ITEMS INCLUDED

All fitted floor coverings, window dressings and light fittings are included in the sale.
Summerhouse also included.

Council Tax

Band E

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

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