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GALLOWHILL CROFT, ST FERGUS, AB42 3BY



3 Bedroom Detached Bungalow

- Rural Location
- Outbuildings
- Solar Panels
- Minutes from the village of St Fergus
- Ideal Family Home

Offers Over £275,000

Home Report Valuation £275,000

www.stewartwatson.co.uk

TYPE OF PROPERTY

Gallowhill Croft presents an ideal opportunity to purchase a property nestled within approximately six acres of open countryside with a large garden surrounded by mature trees. yet located just a few minutes drive from the village of St Fergus.

This spacious bungalow offers well-proportioned accommodation making it an ideal family home.

The property benefits from oil fired central heating, solar panels and is fully double glazed.

On entering the property there is a utility area with plumbing for a washing machine and tumble dryer.

The dining kitchen is fully fitted with wooden base and wall units with matching marble worktops. Incorporated within the kitchen is a range style cooker, American fridge freezer, Belfast sink and wine rack. There is also plenty of space for a free standing table and chairs.

The Lounge has patio doors that lead out onto an area of decking overlooking the garden.. There is a multi-fuel stove and fireplace, ideal for cosy winter nights. This is a spacious room with plenty of light and wooden flooring.

The bathroom is fitted with a three piece white suite comprising of a corner bath with attached shower head, wc and wash hand basin with vanity unit below.

Bedroom 1 is a good sized double room and has an en-suite shower room with enclosed shower cubicle, built in vanity unit with sink and separate wc.

Bedroom 2 faces onto the side of the garden and is a double room with plenty of space for free standing furniture.

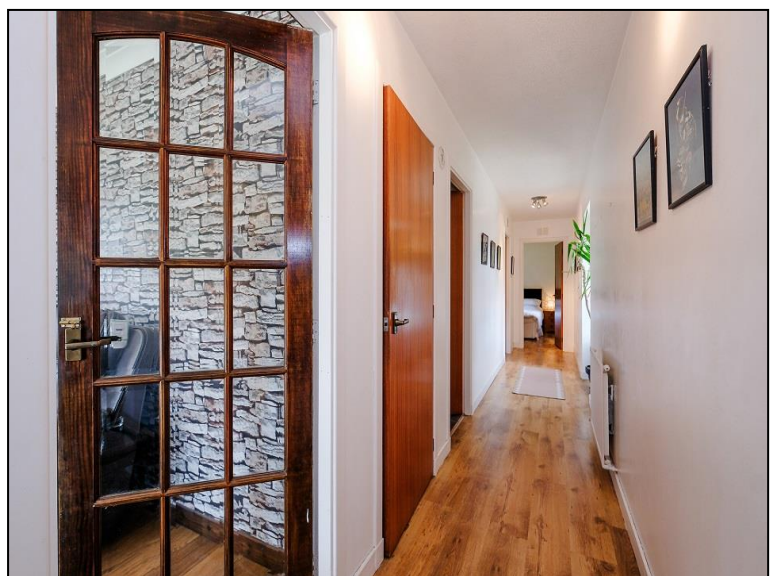
The master bedroom is a good sized room with double fitted mirrored wardrobes. The en-suite shower room comprises of an enclosed shower cubicle, white wash hand basin and wc and radiator.

ACCOMMODATION

Entrance Hall

Utility Area	6'10 x 6'8 (2.09m x 2.04m)
Lounge	17'8 x 9'11 (5.39m x 3.02m)
Dining Kitchen	14'4 x 11'1 (4.36m x 3.38m)
Bedroom 1	10'11 x 10'2 (3.34m x 3.11m)
En-Suite Shower Room	6'11 x 6'8 (2.11m x 2.04m)
Bathroom	11'1x 6'5 (3.39m x 1.95m)
Bedroom 2	11'1 x 10'10 (3.39m x 3.30m)
Master Bedroom	11'3 x 10'5 (3.44m x 3.18m)
En-Suite Shower Room	11'3 x 4'7 (3.44m x 1.40m)

Please note. All sizes taken at widest point.



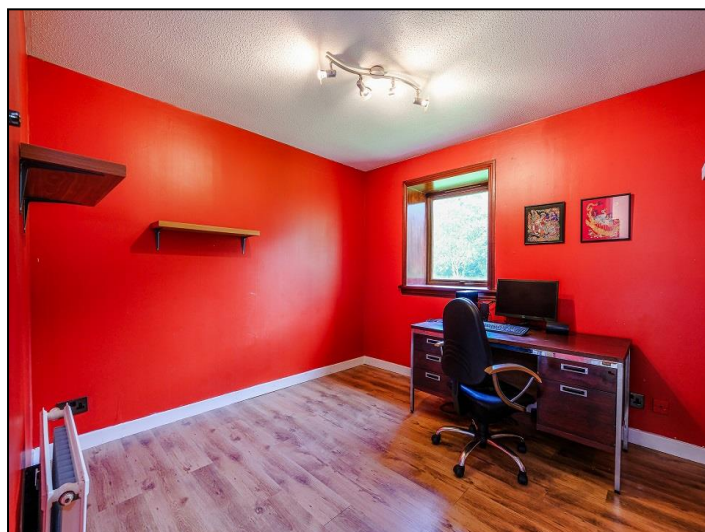
Utility Area & Main Hallway



Lounge



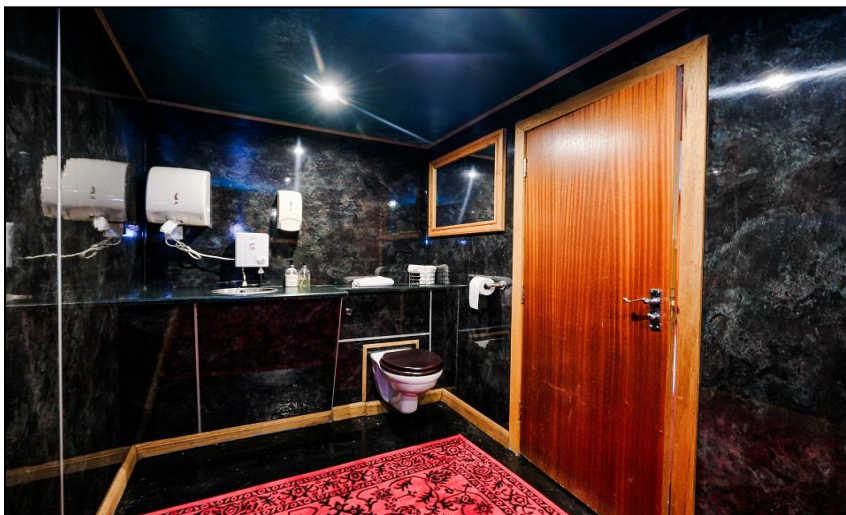
Kitchen



Main Bathroom, Bedroom 1 with En-Suite Shower Room & Bedroom 2



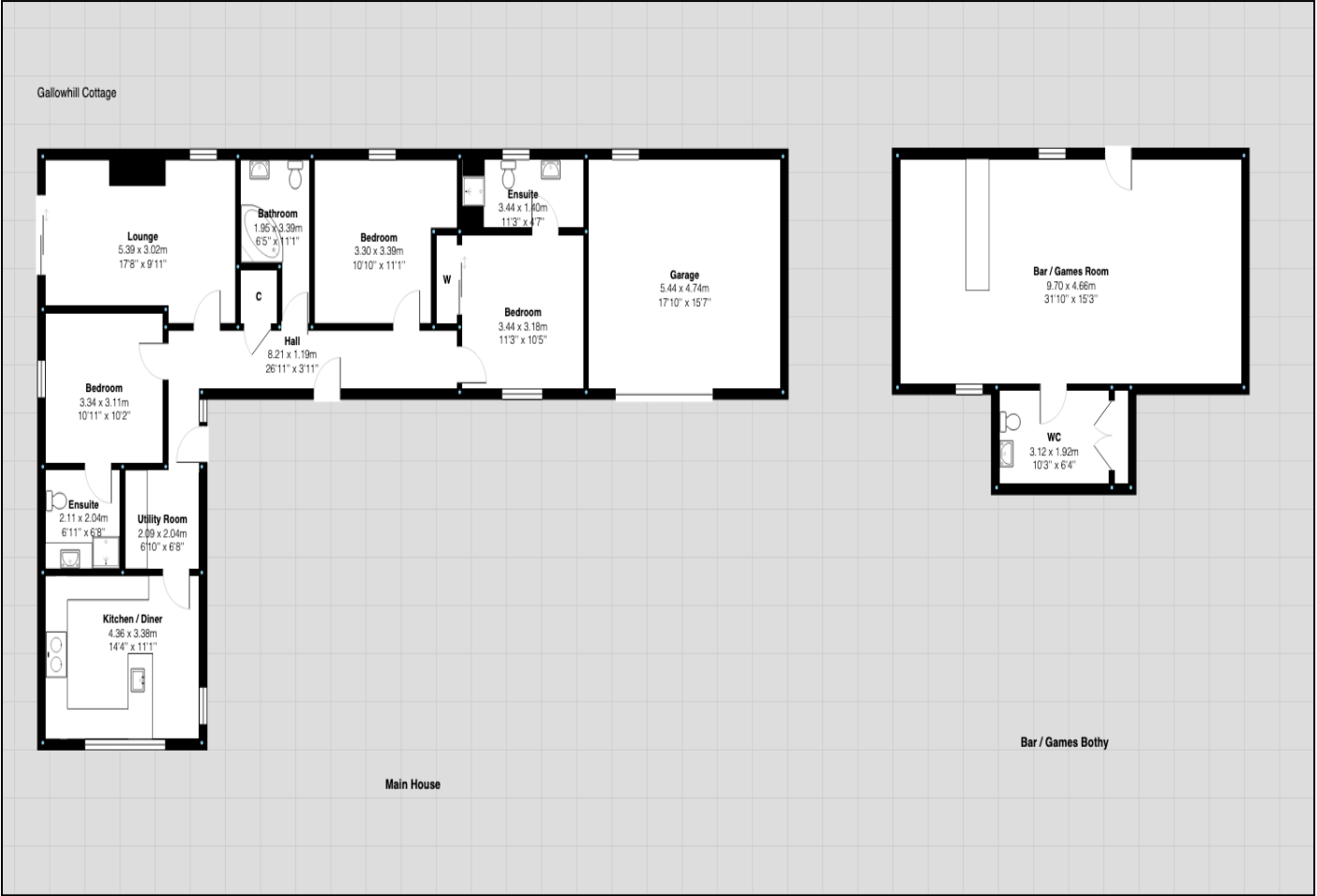
Master Bedroom with En-Suite Shower Room



Bar/Games Room/Cloakroom



Garden and surrounding Land



Floor Plan

OUTSIDE

The property is approached by a private driveway with ample parking outside the property.

The house is surrounded by a mature, established garden laid mainly to lawn and bordered by a variety of mature trees.

The current owner has created grassed pathways throughout the rest of the grounds which wind through wooded areas and continue into an open field.

A stone outbuilding is currently being used as a bar and games room, complete with a separate cloakroom.

A second outbuilding has been divided into three individual sections, each benefitting from its own entrance providing a range of potential uses.

SERVICES

Oil fired central heating, septic tank.

ITEMS INCLUDED

All fitted flooring, light fittings, blinds and curtains. Pool table in the games room. Range style cooker and american fridge freezer

Council Tax

Band E

EPC Banding

EPC= D

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

