

STEWART & WATSON

your **complete** property & legal service

THE NEUK
MID ARDLAW, FRASERBURGH, AB43 7DE



2 Bedroom Country Cottage

- Recently Renovated
- Lounge and kitchen
- Shower room
- Oil central heating and double glazing
- Fully furnished

£700 per month plus £1000 deposit

Letting Agent Registration Number is LARN1904084
Landlord Registration No. 71832/110/18110

www.stewartwatson.co.uk

TYPE OF PROPERTY

We are offering a unique opportunity to let this recently renovated two bedroomed country cottage on a fully furnished basis.

There is a side door into the property as well as the main front entrance.

The kitchen is fitted with high gloss wall and base units with a contrasting dark worktop into which is fitted a stainless steel sink. There is a cooker with pull out extractor fan above and a washing machine and fridge freezer.

The lounge has a stove set on original hearth and chimney surround. There is a three piece sofa and a Television unit.

This property has a three piece shower room comprising large walk in shower, fitted sink over vanity unit and toiler. There is a chrome towel warmer and walls are fully fitted with wetwall.

Both bedrooms are supplied with beds with the double bedroom also having an open wardrobe.

ACCOMMODATION



Hallway & Kitchen



Lounge





Bedroom 1





Bedroom 2





Shower room

OUTSIDE

Gates open into the grounds of the property to allow for off street parking at the front, rear and side. The wrap around garden is mainly laid in chipped stone with an area of cement at the front. There is also a grassed area at the right with rotary clothes dryer and outside water supply.

There is a purpose built shed with storage shelter, decking area and oil tank at one side.

This property also benefits from open countryside views at the rear.





SERVICES

Mains water, septic tank/mains drainage, Oil heating.

Council Tax

Band B

EPC Banding

EPC = D (66)

Entry

By arrangement

Viewing

Contact our Fraserburgh office on (01346) 514443

Email

Fraserburgh.property@stewartwatson.co.uk

Applications

To be made on our application form available from any of our offices and submitted along with supporting documentation

Landlord Registration Number

71832/110/18110

Terms

A deposit of £1000 plus £700 first months rent to be paid in advance.

In addition to the rent the tenant shall be responsible for payment of the Council Tax, all utility bills and chimney sweeping.

LOCATION

“ The Neuk” is located in the countryside approximately 4 miles from Fraserburgh.

Take the Fraserburgh to Banff road, turning right at the Ardlaw Crossroads. Take the first right and “the Neuk” will be located on your right.

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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