

STEWART & WATSON

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**THE OLD SCHOOLHOUSE, CAIRNBANNO,
NEW DEER, TURRIFF, AB53 6YD**



4 Bed Semi Detached Dwellinghouse

- Lounge, Sitting Room & Dining Kitchen
- 4 Bedrooms, Bathroom & Utility Room
- LPG Central Heating & Double Glazing
- Garage with Workshop
- Garden mainly laid to lawn

Offers over £240,000

Home Report Valuation £240,000

www.stewartwatson.co.uk

TYPE OF PROPERTY

We are delighted to offer for sale this 4 bed semi detached dwellinghouse which enjoys country views and benefits from LPG central heating, double glazing, garage with workshop and large garden. The property comprises of a porch, hallway, lounge, sitting room, dining kitchen, utility room, 4 bedrooms and bathroom.

ACCOMMODATION

Porch

Exterior door into the porch. Further door to hallway.

Hallway

Fitted carpet. Gives access to most ground floor accommodation and stairs to the upper hallway.

Lounge (14'7" x 14'1" / 4.48m x 4.29m)

Front and side facing windows. Wood burning stove set in fireplace.



Sitting Room (11'9" x 11'9" / 3.62m x 3.62m)

Front facing window. Wood burning stove set in fireplace. Doors to dining kitchen.



Dining Kitchen (19'1" x 10'3" / 5.82m x 3.13m)

Fitted with a range of base and wall mounted units integrating the oven, gas hob, hood, dishwasher and sink and drainer unit. Space for under counter fridge. Side and rear facing windows. Storage cupboard.



Utility Room (9'9" x 7'4" / 3.01m x 2.25m)

Cupboard housing the central heating boiler. Space for white goods. Door to garden.



Bedroom 3 (14'2" x 9'3" / 4.32m x 2.83m)

Rear facing window and fitted carpet.



Staircase

A staircase, with wooden banister allows access from the hallway to the first floor accommodation. Hatch access to loft. Velux window.

Bedroom 1 (14'6" x 14'2" / 4.45m x 4.32m)

Front and side facing windows. Fitted carpet. Cupboard.



Bedroom 4 (10'9" x 10'5" / 3.32m x 3.20m)

Rear facing window and fitted carpet.



Bathroom (8'2" x 7'4" / 2.49m x 2.25m)

With wc, wash hand basin and bath with shower fitment above. Rear facing window. Two Cupboards which 1 houses the hot water tank.



Bedroom 2 (17'4" x 8'2" / 5.30m x 2.49m)

Front facing windows and fitted carpet. Double wardrobe.



OUTSIDE

The garden is mainly laid to grass with slabbed patio area, trees and shrubs. LPG tank. **GARAGE WITH WORKSHOP AREA (31'2" x 8'9" / 9.50m x 2.71m)** which has power.



SERVICES

LPG central heating. Septic tank. Mains water and electricity.

ITEMS INCLUDED

All the usual heritable fittings and fixtures are included.



Council Tax Band E
EPC Band F
Entry By arrangement.

Viewing

By contacting The Property Shop, Turriff on 01888 563777.

Email: turriff.property@stewartwatson.co.uk

Offers

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

DIRECTIONS

On leaving Turriff, follow the A947 towards Fyvie and turn left at Birkenhills signposted 'Lendrum'. Follow this road to the 'Y' junction and go straight ahead. Take the next left signposted 'Greens/New Deer.' Continue on this road for approx. 3.1 miles and the property is on the right indicated by our For Sale sign.

Reference DDP/TUR/C24

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 leases 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 (01888) 563777
59 High Street, Turriff AB53 4EL (01888) 563773
65 High Street, Banff AB45 1AN (01261) 818883
42/44 East Church Street, Buckie AB56 1AB (01542) 833255
35 Queen Street, Peterhead AB42 1TP (01779) 476351

38 Broad Street, Fraserburgh, AB43 9AH (01346) 514443
21 Market Square, Oldmeldrum AB51 0AA (01651) 872314
4 North Street, Mintlaw, AB42 5HH (01771) 622338
25 Grant Street, Cullen, AB56 4RS (01542) 840408
17-19 Duke Street, Huntly, AB54 8DL (01466) 792331