

STEWART & WATSON

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1 NORTHFIELD PLACE
LHANBRYDE, IV30 8JX



Terraced Dwellinghouse

- Residential cul-de-sac close to school
- D.G & electric heating.
- Lounge/Dining Area, Kitchen
- Bathroom & Double Bedroom.
- Exclusive garden areas. Garage. Driveway.

Offers Over £80,000

Home Report Valuation £80,000

www.stewartwatson.co.uk

1 NORTHFIELD PLACE, LHANBRYDE, IV30 8JX

TYPE OF PROPERTY

We offer for sale this terraced dwellinghouse, which is situated in a popular residential cul-de-sac in the village of Lhanbryde. The property is conveniently placed for the local shops and Primary School with additional amenities, secondary schools and supermarkets being found in Fochabers and Elgin. This home offers accommodation over two floors and benefits from double-glazing and electric heating. The property has been decorated in neutral tones and all fitted floorcoverings and light fittings within the property will remain and are included in the price.

ACCOMMODATION

Lounge **4.90 m x 4.30 m**
Enter through glass panelled exterior door into the L-shaped lounge/dining area. Large front facing window. Open to

the kitchen. The staircase allows access from this area to the first floor accommodation.



Kitchen **1.99 m x 1.81 m**
Double front facing window. Fitted with a selection of base and wall mounted units in a white shaker style finish with granite effect countertops. Integrated electric hob, oven and extractor hood. Sink and drainer unit with mixer tap. Splashback wall tiling.





Staircase

An open tread spiral staircase allows access from the lounge to the first floor accommodation. The first floor landing has doors to the bedroom and bathroom. Built-in cupboard with airing shelving and the hot water tank. Ceiling hatch allowing access to the loft space.



Bedroom

3.51 m x 2.49 m

Double front facing window. Wall to wall built-in wardrobes and cupboards providing hanging rails and shelving.



Bathroom

2.31 m x 1.84 m

Front facing window. Fitted with a white suite comprising of toilet, wash-hand basin and bath with shower fitment above. Splashback wall tiling.



OUTSIDE

The garden area to the front of the property is enclosed and laid in stone chips for ease of maintenance with some mature shrubs adding privacy. A stone chip drive at the side of the property is shared with the neighbouring property number 3. An enclosed garden lies to the side of the property which has an area laid in grass, a paved patio area and an area in stone chips with rotary clothes dryer.

Garage

Wooden garage to the side of the property.



The extent of the property is coloured pink on the title plan with the shared area coloured blue.

SERVICES

Mains water, electric and drainage.

ITEMS INCLUDED

All fitted floorcoverings and light fittings. The integrated kitchen appliances. Wooden garage.

Council Tax

The property is registered as band A

EPC Banding

EPC=D

Viewing

By appointment only which can be arranged by contacting our Buckie Office on 01542 833255

Email buckie.property@stewartwatson.co.uk

Reference Buckie/CF

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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