

STEWART & WATSON

your **complete** property & legal service

**KIRKTON HOUSE, CRUDIE,
TURRIFF, AB53 5QB**



3 Bed Detached Bungalow set in approx. 2.5 acres

- Lounge, Dining Kitchen & Utility Room
- 3 Bedrooms, Bathroom & WC
- LPG Heating & Double Glazing
- Large Driveway & Double Garage
- Located approx. 7 miles from Turriff

Offers over £300,000

Home Report Valuation £300,000

www.stewartwatson.co.uk

TYPE OF PROPERTY

We are delighted to offer for sale this 3 bed detached bungalow which benefits from LPG heating, double glazing, large driveway, double garage, two portacabins, polytunnel, cattery building which can accommodate 25 cats, approx. an acre planted to trees with pond and garden to front. Kirkton House is located approx. 7 miles from Turriff, approx. 0.5 miles from Crudie Primary School, approx. 10 miles from Banff and approx. 16 miles from Fraserburgh. The property comprises of entrance vestibule, hallway, lounge, dining kitchen, utility room, WC, 3 bedrooms and bathroom.

ACCOMMODATION

Entrance Vestibule

External door into the vestibule. Further glazed door into the hallway.

Hallway

Gives access to most of accommodation.

Lounge (20'3" x 19'3" / 6.18m x 5.88m)

Front and side facing windows. Patio door to driveway. Wood burning stove.



Dining Kitchen (13'1" x 12'7" / 3.99m x 3.87m)

Rear facing window. Base and wall units integrating the sink and drainer unit, oven, grill, hob, hood, dishwasher, and fridge-freezer.



Utility Room (6'2" x 5'7" / 1.88m x 1.73m)

Side facing window and door to rear. Base unit providing storage. Space for white goods. Door to WC.



WC (6'1" x 3'8" / 1.85m x 1.15m)

WC and wash hand basin.

Bedroom 1 (11'5" x 10'8" / 3.50m x 3.29m)

Front facing window and fitted carpet. Two double wardrobes and one triple wardrobe.



Bedroom 2 (14'6" x 9'7" / 4.45m x 2.95m)

Rear facing window and fitted carpet. Two double wardrobes.



Bedroom 3 (11'4" x 6'1" / 3.47m x 1.85m)

Front facing window and fitted carpet.



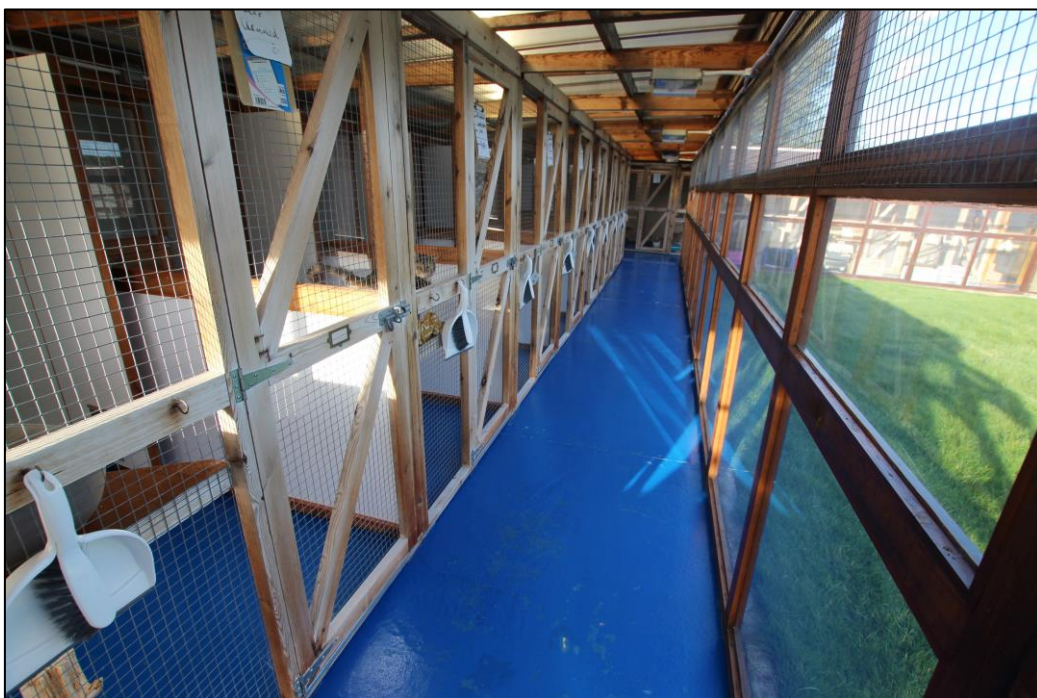
Bathroom (8'8" x 8'4" / 2.68m x 2.56m)

Fitted with WC and wash hand basin set in vanity unit. Bath and separate shower cubicle. Two rear facing opaque windows. Heated towel rail.



OUTSIDE

A stone chipped driveway provides paving for several cars and leads to the **DOUBLE GARAGE (20'1" x 19'9"/ 6.12m x 6.06m)** with electric up and over door, power, and water. There are **TWO PORTACABINS**; one with an office space (**11'4" x 7'11"/ 3.47m x 2.16m**) and a kitchen (**12'3" x 7'0"/ 3.74m x 2.13m**), and the other is a workshop (**24'4" x 11'3"/ 7.43m x 3.44m**). the front garden is mainly laid to lawn with fence surround, gate access to site where there is a wildlife pond and polytunnel. A great benefit to the property is the **CATTERY BUILDING** which is presented in an L-shaped format. Inside there are different sized pens with controlled heat lamps, and an area for a workstation. Included in the 2.5 acres is a paddock which has been planted with trees and has a pond which would make an ideal nature reserve area.





SERVICES

Mains electricity and water. LPG heating, septic tank, and solar panels.

ITEMS INCLUDED

All the usual heritable fittings and fixtures are included.

Council Tax Band

D

EPC Band

D

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

From Turriff take the A947 Banff and turn right signposted 'Fraserburgh'. Continue on this road for approx. 4.8 miles and turn left signposted 'Gardenstown'. Follow this road for approx. 0.4 miles and the property is on the right.

Reference DDP/TUR/J23



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	38 Broad Street, Fraserburgh, AB43 9AH	(01346) 514443
59 High Street, Turriff AB53 4EL	(01888) 563773	21 Market Square, Oldmeldrum AB51 0AA	(01651) 872314
65 High Street, Banff AB45 1AN	(01261) 818883	4 North Street, Mintlaw, AB42 5HH	(01771) 622338
42/44 East Church Street, Buckie AB56 1AB	(01542) 833255	25 Grant Street, Cullen, AB56 4RS	(01542) 840408
35 Queen Street, Peterhead AB42 1TP	(01779) 476351	17-19 Duke Street, Huntly, AB54 8DL	(01466) 792331