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WOODBINE COTTAGE, AUCHENHALRIG SPEY BAY, IV32 7PP



Detached Cottage

- Spacious home in sought after semi-rural location
- D.G, oil C.H & wood burning stove.
- Hallway, Lounge, Kitchen, Utility, Sun Lounge
- Bathroom, Study/Dressing Area & 3 Bedrooms.
- Large gardens surrounding. Summerhouse & Garden Store.

Offers Over £210,000
Home Report Valuation £210,000

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WOODBINE COTTAGE, AUCHENHALRIG, SPEY BAY, IV32 7PP

TYPE OF PROPERTY

We offer for sale this charming detached dwellinghouse, which is situated in a quiet and much sought after semi-rural location only a short drive from beautiful Moray Firth Coast and the popular Speyside village of Fochabers. Woodbine Cottage offers spacious well-appointed accommodation over two floors and benefits from double-glazing, oil fired central heating and a wood burning stove. Many traditional features within the property have been retained including the panelled internal doors and exposed ceiling beams adding to the charm and character. All fitted floorcoverings, window blinds, light fittings are to be included in the sale.

ACCOMMODATION

Hallway

Ente through glass panelled exterior door into the hallway, which has doors to the lounge, bathroom and bedroom 1. The staircase allows access from this area to the first floor accommodation.

Lounge

3.86 m x 3.58 m

Double aspect room with front and side facing windows. Traditional wooden fire surround, recessed fireplace with wood burning stove set on a stone hearth. Built-in cupboard with fitted shelving and the electric meter. Open plan to the kitchen.



Kitchen

3.41 m x 3.32 m

Large rear facing window giving views over the garden. Fitted with a selection of base and wall mounted units with granite tops. Sink and drainer unit with mixer tap. Splashback wall tiling. Fitted wall shelving. Door to the inner hallway. Glass panelled exterior door giving access to the rear garden.





Inner Hallway

This area has doors to the kitchen and utility room. Fitted wall shelving. Doorway to the sun lounge.

Utility Room

1.93 m x 1.65 m

Rear facing window. Plumbing for washing machine.

Sun Lounge

6.10 m x 2.84 m

A spacious addition to the rear of the property, with windows overlooking the side and rear gardens. Fitted cupboards providing useful storage. Glass panelled exterior door giving access to the rear garden.



Bedroom 1

3.87 m x 3.49 m

Spacious, double bedroom with front facing window.



Bathroom

3.64 m x 3.18 m

An L-shaped room with measurements at widest points. Fitted with a white suite comprising of toilet, wash-hand basin, bath and large shower cubicle. Splashback wall tiling. Under stair cupboard.



Staircase

A carpeted staircase with wooden banister allows access from the entrance hallway to the first floor accommodation. The first floor landing has doors to the dressing/study area and bedroom 3. Front facing, roof skylight window. Access to the eaves space. **The first floor accommodation has some coombed ceilings and measurements are given at widest points.**



Dressing/Study Area

3.38 m x 2.96 m

Front facing, roof skylight window. Two built-in cupboards. This area provides an ideal nursery, dressing or study area. Open plan to bedroom 2.



Bedroom 2

3.19 m x 3.14 m

Double bedroom with large, side facing Velux roof window.



Bedroom 3 3.60 m x 2.95 m
Front facing, roof skylight window. Timber wall and ceilings.



OUTSIDE

The property occupies a large site with garden areas surrounding. The gardens are mainly laid in grass with wooden fencing and mature hedging marking the boundary.

At the front of the property a gravel drive allows access to the cottage and provides off road parking spaces for a number of vehicles. External central heating boiler.

Outbuildings

Wooden summerhouse at the rear of the property enjoying views over the rear garden area.

Large wooden potting shed/garden store.

Log store.





SERVICES

Mains water and electric. Drainage is to septic tank.

ITEMS INCLUDED

All fitted floorcoverings, window blinds and light fittings. The wooden summerhouse and garden store.

N.B The property is fully furnished, and all items of furniture, furnishings and appliances (with the exception of a few personal items) will remain in the property and outbuildings and are to be included in the price.

Council Tax The property is registered as band C

EPC Banding EPC=F

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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