

# STEWART & WATSON

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## **2 THRIEPLAND COTTAGES** **BOYNDIE, BY BANFF, AB45 2LD**



### *Traditional Semi-Detached Dwellinghouse*

- Rural location with exceptional sea and country views
- Requiring total upgrading. Part D.G & gas C.H.
- Hallway, Lounge, Dining Kitchen, Bathroom
- 4 Bedrooms.
- Gardens to front, side and rear.

***Offers Over £75,000***

***Home Report Valuation £75,000***

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## 2 THRIEPLANDS COTTAGES, BOYNDIE, BY BANFF, AB45 2LD

### TYPE OF PROPERTY

We offer for sale this traditional semi-detached dwellinghouse which is situated in a rural location between the popular coastal towns of Portsoy and Whitehills. Views over the surrounding countryside and farmland can be appreciated from many rooms and the garden grounds. This home offers accommodation over two floors. Some double-glazing and gas central heating. The property will require total upgrading and redecoration. Any fitted floorcoverings, curtains, window blinds and lightfittings within the property will remain.

### ACCOMMODATION

#### Entrance

Enter through wooden exterior door into the entrance area. Side facing window. Doors to the dining kitchen and inner hallway. Built-in cupboard.

#### Dining Kitchen

**4.10 m x 3.19 m**

Glass panelled door from the entrance. A bright and airy room with front facing window and 2 side facing windows. Fitted with a selection of base and wall mounted units. Inset sink and drainer unit with mixer tap. Splashback wall tiling.



#### Inner Hallway

This area has doors to the entrance, lounge and bedroom 4.

#### Bedroom 4

**3.33 m x 2.70 m**

Side facing window.

#### Lounge

**4.80 m x 3.82 m**

Large side facing window giving views towards Banff and the Moray Firth. Wooden fire surround with gas fire (disconnected). Built-in cupboard. Glass panelled door to the rear hallway.



#### Rear Hallway

Side facing window. This area has doors to the lounge, bathroom and bedroom 3.

#### Bathroom

**1.96 m x 1.86 m**

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



**Bedroom 3** 3.22 m x 2.21 m  
Rear facing window giving lovely views. Built-in cupboard with fitted shelf. Ceiling hatch allowing access to the loft space.



### Staircase

Staircase allows access from the inner hallway to the first floor accommodation. Side facing roof window on the landing. Doors to bedroom 1 and bedroom 2. **The first floor accommodation has some coombed ceilings and measurements are given at widest points.**



**Bedroom 1** 4.05 m x 3.24 m  
Double bedroom with large side facing window boasting lovely views over farmland towards Banff and across the Moray Firth.



**Bedroom 2** 3.30 m x 2.42 m  
Side facing window giving views towards the Moray Firth.



View from bedroom 2

### **OUTSIDE**

Enclosed garden areas to the front, side and rear of the property.



### **SERVICES**

Mains water, electric and gas. Drainage is to septic tank.

### **ITEMS INCLUDED**

Any fitted floor coverings, curtains, window blinds and light fittings.

### **Council Tax**

The property is registered as band B

### **EPC Banding**

EPC= F

### **Viewing**

Contact our Buckie Office on 01542 833255 to see the virtual tour or to arrange a viewing appointment.

**Email** [buckie.property@stewartwatson.co.uk](mailto:buckie.property@stewartwatson.co.uk)

**Reference** Buckie/CF



The view over farmland towards Banff and the Moray Firth, from bedroom 1.

**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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