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**16 CHAPELHILLOCK
MACDUFF AB44 1XQ**



Semi Detached Two Bedroom Dwellinghouse with off street parking

- Lounge & Kitchen
- Two Bedrooms & Bathroom
- DG, Gas CH, Hive Controls & Solar Panels
- Low Maintenance Garden to front & rear
- Ideal First Time Purchase

Offers Over £105,000

Home Report Valuation £105,000

www.stewartwatson.co.uk

TYPE OF PROPERTY

Situated in a pleasant residential area of Macduff within walking distance of most local amenities, we offer for sale, this Two Bedroom Semi Detached Dwellinghouse. The property benefits from Double Glazing, Gas Central Heating, Hive Controls, Solar Panels and LED lighting throughout and has an EPC Rating of "A". The property would represent an ideal purchase for the First Time Buyer and the accommodation on two floors comprises of Hallway, Lounge and Kitchen on the ground floor while the first floor accommodation comprises of two Bedrooms and Bathroom. Outside, a driveway to the side of the property provides off street parking for several vehicles and leads to the carport. Garden front and rear.

ACCOMMODATION

Entrance Hall

Enter the property via a half glazed door into the hallway. Under stair cupboard housing the electric fuse box. Central heating radiator and laminate flooring. Stairs to the first floor.

Lounge

18' 6" x 10' 9"
(5.64m x 3.28m)

The bright and spacious lounge benefits from window to the front and French doors to the rear. Space for dining. Please note the wall hung electric fire will be removed. Television and telephone points, two central heating radiators and laminate flooring. Door to kitchen.





Kitchen

11' 5" x 6' 3"
(3.48m x 1.91m)

Fitted with modern base and eye level units incorporating stainless steel sink, splashback tiling and coordinating work surface. The units further incorporate an electric hob with eye level double oven. Space for washing machine, fridge freezer and slimline dishwasher. Laminate flooring. Exterior door to the garden.



First Floor Accommodation

A carpeted staircase leads to the first floor which provides access to the bedrooms and bathroom. Hatch to loft space accessed via a pull down ladder.

Bedroom 1 14' 5" x 8' 8" (4.39m x 2.64m)

Located to the front of the property with space to accommodate a variety of furniture. Built in cupboard providing good storage. Central heating radiator and fitted carpet.



Bedroom 2

9' 4" x 9' 3"
(2.84m x 2.82m)

Further bedroom located to the rear and benefiting from shelved cupboard providing good storage. Further shelved cupboard. Central heating radiator and laminate flooring.



Bathroom

Fitted with white suite comprising w.c., wash hand basin and bath with shower above. Heated towel rail and laminate flooring



OUTSIDE

A driveway to the side provides off street parking for several vehicles and leads to the carport. Low maintenance gardens to front and rear with the rear including a decked area. Please note the wooden garage will be removed.

SERVICES

Mains electric, water, drainage and gas central heating

ITEMS INCLUDED

The usual heritable fixtures and fittings are included. All floor coverings, light fittings, curtains and blinds will remain. Please note the curtains and the pole on the French doors in the lounge will be removed.

Council Tax Band A

EPC Band A

Entry By arrangement

Viewing

By contacting our Banff Office on 01261 818883 to arrange an appointment.

Email

banff.property@stewartwatson.co.uk

Offers

All offers should be submitted in writing to our Banff Office.

Reference Banff YF



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 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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