

# STEWART & WATSON

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**MARRONVILLE, ALBERT PLACE,  
DUFFTOWN, AB55 4AY**



***Detached Bungalow in Established Residential Area***

- 3 Bedrooms, Bathroom
- Lounge, Kitchen & Utility Room
- Full Double Glazing & Gas Central Heating
- Garage to Side
- Enclosed Garden to Rear & Garden to Front

***Offers Over £210,000***

***Home Report Valuation £210,000***

***[www.stewartwatson.co.uk](http://www.stewartwatson.co.uk)***

## TYPE OF PROPERTY

Marronville is a spacious detached bungalow located in a central location within walking distance of the local amenities. The property has three good-sized double bedrooms, a bright lounge and a spacious dining kitchen with utility room and a bathroom and benefits from full double glazing and has gas central heating. Although in need of some modernisation the property provides spacious accommodation on one level. There is a single garage to the side and an area of garden ground to the front with borders of mature shrubs and plants. The rear garden is fully enclosed providing a safe area for children and animals. Early viewing is essential to appreciate all this property has to offer.

## ACCOMMODATION

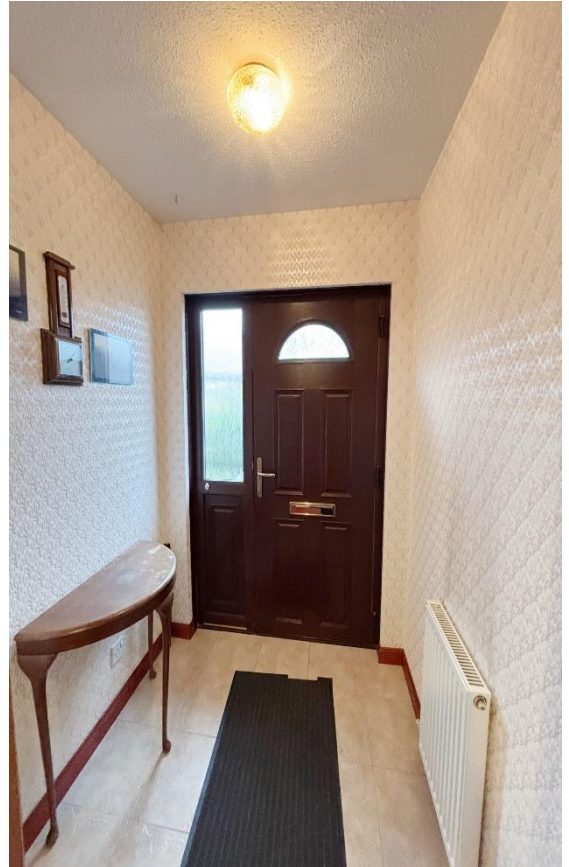
The accommodation is on one level and comprises:-

### ENTRANCE VESTIBULE

A UPVC door with frosted side pane leads into the entrance vestibule with tiled flooring, ceiling light and radiator. A glazed wooden door with side pane leads into the hall.

### HALL

L-shaped hallway with fitted carpet, two ceiling lights, radiator, shelved cupboard, coat hooks, further shelved airing cupboard and hatch to Loft.



Entrance Vestibule & Hall

### LOUNGE 5.38m x 4.49m (17'7" x 14'8")

Spacious lounge with large window with venetian blinds to the front of the property allowing for plenty of natural light, fitted carpet, ceiling light, and two radiators. The focal point of the room is the gas fire on marble hearth with wooden surround.





**DINING KITCHEN****6.50m x 3.23m (21'3" x 10'7")**

Large kitchen with a range of fitted units at floor and eye level, under unit lighting with worktop space incorporating a 1.5 bowl stainless steel sink with mixer tap and drainer, and tiled splashbacks. Integrated appliances include a Hoover Ceramic Hob with extractor hood over, a Hoover double oven and grill and integrated dishwasher. With windows to the side and rear, vinyl flooring, two radiators, and two 3-bulb ceiling lights. Space for a family size dining table.



Dining Kitchen

**UTILITY ROOM****2.39m x 1.60m (7'10" x 5'2")**

With worktop space, space for under unit fridge and freezer, radiator, vinyl flooring, ceiling light and plumbed for washing machine and tumble drier. The boiler is also housed here.

**BATHROOM**                      **3.23m x 1.71m (10'7" x 5'7")**

The bathroom includes a toilet and wash hand basin in vanity unit, bath with tiled splashbacks and Mira Supreme shower in tiled enclosure. With vinyl flooring, frosted window to the rear, chrome ladder radiator, ceiling light, tall wall unit, and wall mirror.



Bathroom

**BEDROOM 1**                      **3.57m x 3.22m (11'8" x 10'6")**

Large double bedroom with fitted carpet, ceiling light, window with venetian blind to the rear, fitted carpet, radiator and fitted double wardrobe with hanging rail and shelf over.





Bedroom 1

**BEDROOM 2      3.50m x 3.09m (11'5" x 10'1")**

Further good size double bedroom with fitted carpet, ceiling light, window with venetian blinds to the front, radiator and fitted double wardrobe with hanging rail and shelf over.



Bedroom 2

**BEDROOM 3**      **3.39m x 2.47m (11'1" x 8'1")**

Further good sized double bedroom with fitted carpet, ceiling light, window with venetian blinds to the front, radiator and fitted double wardrobe with hanging rail and shelf over.



Bedroom 3

**OUTSIDE**

The property is set back off the pavement with a paved path which leads to the front door and stone chipped walkways. There is a **SINGLE GARAGE** measuring **5.50m x 2.92m (18'05" x 9'6")** with up and over door, concrete floor, power and light with a wooden door to the rear giving access to the rear garden. The front garden includes borders of mature shrubs and plants and there is an outside light. A wooden gate to the side of the property leads to the rear garden with a drying green with rotary clothes drier, paved paths, borders of mature shrubs and plants, stone chipped areas, stepping stones and mature apple tree. The rear garden is fully enclosed making this a private and secure garden for animals and children.





Front Garden



Garage with Drive to Side



Rear Garden



Rear Garden



Side Garden

## SERVICES

Usual mains water and drainage. Gas central heating, electricity and telephone connections.

## ITEMS INCLUDED

All fitted carpets and floor coverings, light fittings and fixtures.

### Council Tax:

Band D.

### EPC Banding:

EPC=D

### Entry:

By arrangement.

### Viewing:

Contact our Huntly office – (01466) 792331

### Email:

[huntly.property@stewartwatson.co.uk](mailto:huntly.property@stewartwatson.co.uk)

### Offers:

All offers should be submitted in writing to our Huntly office.

## LOCATION

This property is located in Dufftown which lies in the heart of the Malt Whisky country and is approximately half way between Aberdeen and Inverness and is a superb base from which to enjoy the host of activities and attractions that abound in Scotland's North East. From the Cairngorm National Park to the golden beaches of the Moray Coast, there is golfing and fishing, castles and distilleries. Explore the Castle Trail, the world's only Malt Whisky trail, and enjoy fabulous wildlife. Primary education is available at Dufftown with Secondary Schooling at Speyside High in Aberlour. The Town of Huntly lies approximately 10 miles from Dufftown and is the home of Clan Gordon and is renowned for Huntly Castle and the Gordon Schools. It has a range of sporting facilities, including shooting, fishing, an attractive Golf Course and The Huntly Nordic Ski Centre. From Huntly there are also rail and bus links to Aberdeen, Dyce Airport and Inverness.

**Reference:** HUNTLY/MCD/H26

**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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