

STEWART & WATSON

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STONIELEY COTTAGE, ALVAH, BANFF, AB45 3UB



3 Bed Detached Cottage with Double Garage

- Lounge, Kitchen & Porch
- 3 Bedrooms & Shower Room
- Double Glazing & Electric Storage Heating
- Double Garage & Driveway
- Large garden ground with greenhouse & garden sheds

Offers over £160,000

Home Report Valuation £160,000

www.stewartwatson.co.uk

TYPE OF PROPERTY

We are pleased to offer for sale this 3 bedroom detached cottage which is set within approximately 0.8 acres and benefits from double glazing, double garage, driveway and large rear garden. The property comprises of a hallway, lounge, kitchen, porch, shower room and 3 bedrooms.

ACCOMMODATION

Hallway

Exterior door into the carpeted hallway. Understairs cupboard and walk in cupboard.

Lounge (14'2" x 13'7" / 4.32m x 4.17m)

Dual aspect windows and fitted carpet. Fireplace set in stone surround with wooden mantel.



Kitchen (16'3" x 10'1" / 4.96m x 3.07m)

Dual aspect windows and fitted carpet. Base and wall units with oven, hob, hood, stainless steel sink and drainer and fridge freezer. Door to porch.



Porch (6'1" x 4'3" / 1.85m x 1.31m)

Door to outside.

Shower Room (13'3" x 5'8" / 4.05m x 1.76m)

Fitted with wc, wash hand basin and shower cubicle. Two front facing windows.



Staircase

A carpeted staircase leads to the upper hallway which gives access to all three bedrooms. Fitted carpet, airing cupboard and loft access.

Bedroom 1 (2'9" x 11'7" / 3.93m x 3.56m)

Front facing window. Triple wardrobe with sliding mirrored doors. Built in vanity area.



Bedroom 2 (13'5" x 10'1" / 4.11m x 3.07m)

Front facing window.



Bedroom 3 (9'8" x 9'6" / 2.98m x 2.92m)

Fitted carpet and velux window.



OUTSIDE

A driveway provides off road parking and leads to the **DOUBLE GARAGE (20'5" x 15'8" / 6.24m x 4.81m)** which has electric and light. The south facing garden is set in approximately 0.8 acres and incorporates an area of lawn with garden sheds, greenhouse and landscaped rockery areas. There is also a slabbed patio area with rotary dryer.



SERVICES

Mains electricity and water. Septic tank.

ITEMS INCLUDED

All the usual heritable fittings and fixtures are included.

Council Tax Band

D

EPC Band

F

Entry

By arrangement.

Viewing

By contacting our Banff Office on 01261 818883.

Email: banff.property@stewartwatson.co.uk

Offers

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

DIRECTIONS

From Banff take the A97 from Banff towards Aberchirder for approximately 3.1 miles and turn left signposted 'Turriff'. Continue on this road for approximately 0.8 miles and the property is on the right indicated by our For Sale Sign.

Reference DDP/BANFF/C26



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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