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HAWTHORNE COTTAGE, 50 CHURCH STREET

FORDYCE, AB45 2SL



Traditional Grade C Listed Cottage

- Residential area in sought after rural village
- Upgraded home. D.G, oil C.H & wood burning stove
- Hallway, Lounge, Fitted Dining Kitchen
- Bathroom, Toilet & 2 Bedrooms.
- Enclosed garden. Off road parking spaces. Sheds.

Offers Over £165,000

Home Report Valuation £165,000

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HAWTHORNE COTTAGE, 50 CHURCH STREET, FORDYCE, AB45 2SL

TYPE OF PROPERTY

We offer for sale this traditional stone-built Grade C listed cottage, which is situated in the quiet, picturesque and very much sought after historic village of Fordyce. Fordyce is a charming rural village situated in the heart of the Aberdeenshire countryside but only a short drive from the Moray Firth coastline and in particular the beautiful sandy beach at Sandend which is approximately 2 miles away. Hawthorne Cottage has been upgraded and modernised over the years to a good standard and offers, well-appointed accommodation over two floors and benefits from double-glazing and oil-fired central heating. The internal fittings have been kept in a traditional style including the panelled interior doors with latch openings, which add to the charm and character of this lovely home. All fitted floorcoverings, window blinds and light fittings are to be included in the price leaving this property in a move-in condition.

ACCOMMODATION

Hallway

Enter through wooden exterior door into entrance hallway, which has doors to the dining kitchen and bathroom and is open plan to the lounge. Understairs storage area providing space for use as a study area. The staircase gives access from the hallway to the first-floor accommodation.



Lounge **3.58 m x 3.44 m**

Front facing window. Feature exposed stone chimney breast and inset wood burning stove set on a raised hearth.







Dining Kitchen **3.82 m x 2.81 m**

Front and side facing windows. Fitted with a selection of traditional base and wall mounted units in a country cream shaker style finish with wood effect countertops. Integrated electric hob, oven, extractor hood and dishwasher. One and a half bowl sink and drainer unit with mixer tap. Splashback wall tiling. Recessed area housing the floor standing oil fired central heating boiler.







Bathroom **3.47 m x 1.63 m**

Rear facing UPVC double glazed window. Fitted with a white suite comprising of toilet, wash-hand basin and bath with shower fitment above. Splashback wall tiling. Heated towel ladder and additional electric towel ladder radiator.



Staircase
A carpeted staircase with wooden banister and spindles gives access from the entrance hallway to the first-floor accommodation. The landing has a front facing Velux style roof window and doors to the toilet and both bedrooms. Two double, fitted cupboards providing useful, shelved storage. Double built-in cupboard. Purpose built cupboard housing the electric meter. Space for a small sitting/study area. Ceiling hatch to the loft space. **The first-floor accommodation has some coombed ceilings and measurements are given at widest points.**





Bedroom 1 **3.76m x 3.17 m**
Double size bedroom with double, front facing window. Double built-in wardrobe with fitted with fitted shelving and hanging rail.



Bedroom 2 **3.88 m x 3.20 m**

An L-shaped bedroom with double, front facing window. Double built-in wardrobe with fitted shelving and hanging rail.



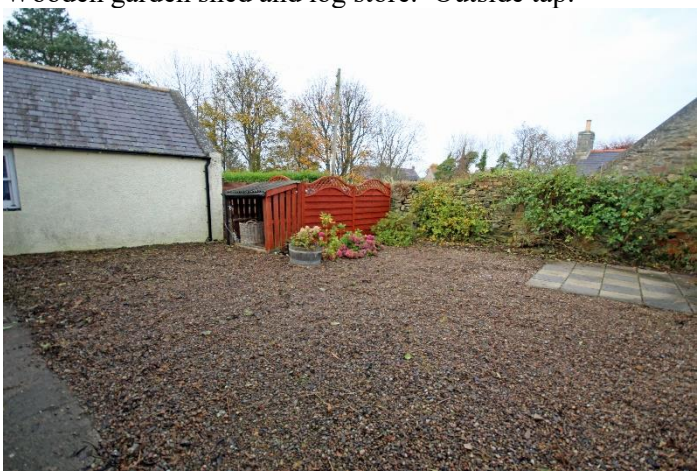
Toilet **1.60 m x 1.16 m**

Fitted with white toilet and wash hand basin.



OUTSIDE

A good-size garden lies to the front of the property, which is enclosed making it ideal for those with children and pets. The garden has been laid mainly in stone chips for ease of maintenance with a paved patio area providing an ideal spot for al-fresco dining. Two south facing walls provide a sunny spot stocked with colourful rose bushes, cherry and damson trees. Wooden gates give access onto a stone chipped drive providing ample off road parking spaces. Wooden garden shed and log store. Outside tap.



SERVICES

Mains water, electricity and drainage.

ITEMS INCLUDED

All fitted floorcoverings, window blinds and light fittings. The integrated kitchen appliances.

Council Tax

The property is currently registered as band B

EPC Banding EPC=F

Viewing

By appointment only which can be arranged by contacting our Buckie Office on 01542 833255

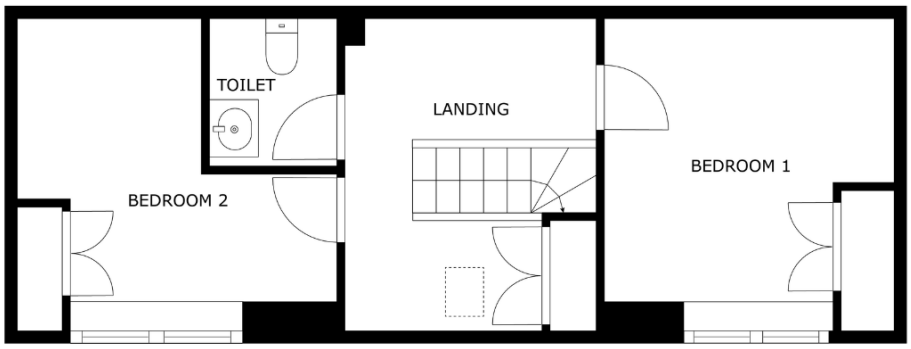
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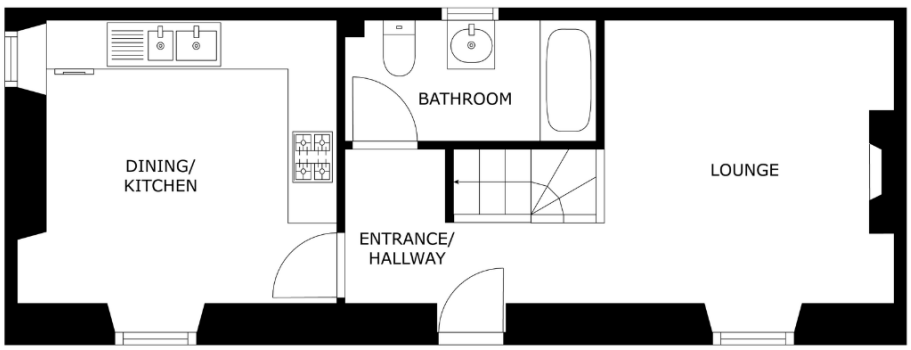








FLOOR 2



FLOOR 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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