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**KIRKHILL COTTAGE, 3 KIRKHILL,
NEW BYTH, TURRIFF, AB53 5XG**



2 Bed Detached Bungalow with Two Garages

- Spacious Lounge & Dining Kitchen
- 2 Double Bedrooms & Bathroom
- Oil Central Heating & Double Glazing
- Driveway & Two Garages – 1 with Inspection Pit
- Large Garden with Summerhouse/Office, Industrial Polytunnel & Pond

Offers over £220,000

Home Report Valuation £230,000

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TYPE OF PROPERTY

We are delighted to offer for sale this well presented 2 bed detached bungalow which benefits from oil central heating, double glazing, two garages (1 with inspection pit), driveway and large garden ground with summerhouse / office, industrial polytunnel and pond. The property comprises of an entrance vestibule, hallway, lounge, dining kitchen, 2 bedrooms and bathroom.

ACCOMMODATION

Entrance Vestibule

Entered through a glazed external door into the spacious vestibule. Further glazed door leads to the hallway.

Hallway

Doors to all accommodation, LVT vinyl flooring and three storage cupboards with one housing the hot water tank.

Lounge (23'5" x 14'9" / 7.16m x 4.54m)

Spacious, bright and airy lounge with front and rear facing windows. Multi fuel stove and built in storage cupboards.



Dining Kitchen (15'3" x 9' / 4.66m x 2.74m)

Fitted with a range of modern grey base and wall mounted units with contrasting worktop integrating the oven, grill, induction hob, hood and sink and drainer with mixer tap. Space for white goods. Rear facing window and hatch access to loft.



Master Bedroom (12'9" x 11'7" / 3.93m x 3.56m)

Double bedroom with front facing window and fitted carpet. Quadruple wardrobe with sliding mirrored doors.



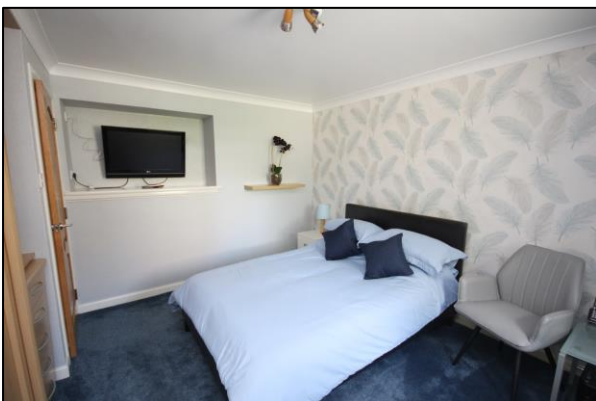
Bathroom (9'6" x 7'8" / 2.92m x 2.37m)

Fitted with WC, wash hand basin set in vanity unit, bath and separate shower cubicle.



Bedroom 2 (12'4" x 9'5" / 3.77m x 2.89m)

Double bedroom with side facing window and fitted carpet. Triple wardrobe with sliding doors and alcove with shelving.



OUTSIDE

A concrete driveway provides off street parking and leads to the **ATTACHED GARAGE (21'7" x 15'5" / 6.61m x 4.72m)** which has an inspection pit, floored loft space, power, water supply and housing the central heating boiler and **SINGLE GARAGE (16'3" x 11'4" / 4.96m x 3.47m)**. A huge benefit to the property is the **SUMMERHOUSE / OFFICE (15' x 7' / 4.57m x 2.13m)** which has electric, light and a storage cupboard within, making an ideal working from home space. The large rear garden has areas of lawn with decking, potting shed, feature pond and the **INDUSTRIAL POLYTUNNEL** perfect for any keen gardeners.





SERVICES

Oil central heating. Mains electricity, water and drainage.

ITEMS INCLUDED

All the usual heritable fittings and fixtures are included.

Council Tax Band

D

EPC Band

E

Entry

By arrangement.

Viewing

By contacting The Property Shop, Turriff on 01888 563777.

Email: turriff.property@stewartwatson.co.uk

Offers

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

LOCATION

New Byth is approximately 36 miles from Aberdeen and 14 miles from Fraserburgh. Primary schooling is in the village of Cuminestown or Crudie and Secondary schooling is at Turriff, approximately 8 miles away.

Reference DDP/TUR/E26



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 leases must satisfy themselves by inspection or otherwise, as to the accuracy of each of the statements contained in these particulars.

The Property Shop, 2 Main Street, Turriff AB53 4AD (01888) 563777
59 High Street, Turriff AB53 4EL (01888) 563773
65 High Street, Banff AB45 1AN (01261) 818883
42/44 East Church Street, Buckie AB56 1AB (01542) 833255
35 Queen Street, Peterhead AB42 1TP (01779) 476351

38 Broad Street, Fraserburgh, AB43 9AH (01346) 514443
21 Market Square, Oldmeldrum AB51 0AA (01651) 872314
4 North Street, Mintlaw, AB42 5HH (01771) 622338
25 Grant Street, Cullen, AB56 4RS (01542) 840408
17-19 Duke Street, Huntly, AB54 8DL (01466) 792331