

STEWART & WATSON

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**3 NORTH STREET
ABERCHIRDER, AB45 7TH**



Semi Detached Dwellinghouse with Outbuildings

- Popular countryside village.
- Hallway, lounge, rear hallway, kitchen, bathroom
- Stairs to upper hall, bedroom
- Double Glazing. Two outbuildings
- Shared access to rear of property.

Offers Over £89,000

Home Report Valuation £90,000

www.stewartwatson.co.uk

3 NORTH STREET, ABERCHIRDER, AB54 7TH

TYPE OF PROPERTY

We are delighted to offer for sale this one-bedroom semi-detached property. Accommodation comprises hall, lounge, rear hall, kitchen, bathroom, stairs to upper floor from front hall which leads to the bedroom. To the rear there is a small area of garden and two outbuildings.

ACCOMMODATION

Hallway

Entered via an exterior door with glazed panel. Door to lounge. Stairs to upper hall.

Lounge

4.43m x 3.78m

Please note that measurements are taking from longest and widest points. Front facing window with deep display sill. Door to rear hall.



Rear hall

Understair cupboard. Cupboard. Doors to kitchen, bathroom and lounge. Exterior door to rear.

Kitchen

3.77m x 2.90m

Rear facing window. Fitted with base and wall units. Countertop with stainless steel sink and drainer. Built-in cupboard housing hot water tank. Space for fridge freezer and washing machine. Integrated oven, hob and extractor.





Bathroom

2.27m x 1.87m

Fitted with a white suite incorporating toilet, wash hand basin and bath with shower above. Tasteful tiling. Rear facing window.

Staircase

From front hallway, staircase leading to upper level. Cupboard at top of stairs housing electrics.

Bedroom

3.73m x 3.68m

Coombed ceilings, measurements taken at widest points. Front facing window. Built-in cupboard.



OUTSIDE

Shared accessed to the rear of the property. Two outbuildings, one of which has wooden stairs leading to the loft.



SERVICES

Mains water, drainage and electricity.

ITEMS INCLUDED

All fitted floorcoverings, window blinds and curtains.

Council Tax

The property is currently registered as band A

EPC Banding

EPC= F

Viewing

By appointment only which can be arranged by contacting our Banff Office on 01261 818883

Email banff.property@stewartwatson.co.uk

Reference Banff/LAC



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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