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**22 CORSKIE DRIVE
MACDUFF AB44 1QZ**



Three Bedroom Semi Detached Dwellinghouse with Carport & Single Garage

- Lounge, Kitchen & Utility Room
- Three Bedrooms & Bathroom
- DG & Gas CH
- Low Maintenance Gardens to front & rear
- Ideal Family Home

Offers Over £155,000

Home Report Valuation £155,000

www.stewartwatson.co.uk

TYPE OF PROPERTY

Situated in a popular residential area of Macduff, in close proximity to the local Primary School, bus route, local convenience store and other amenities we offer for sale, this Three Bedroom Semi Detached Dwellinghouse which benefits from Double Glazing and Gas Central Heating. The accommodation comprises of Hallway, Lounge, Kitchen and Utility Room on the ground floor. First floor accommodation includes three Bedrooms and Bathroom. Outside a driveway to the side provides off street parking for several vehicles and leads to the single garage with up and over door. Low maintenance gardens to front and rear.

ACCOMMODATION

Entrance Vestibule

The property is entered by way of a half glazed front door and side panel. Low level cupboard housing the electric fuse box. Door to hallway.

Hallway

Giving access to the lounge, kitchen and stairs to the first floor. Central heating radiator and fitted carpet.

Lounge

17' 7" x 10' 4"
(5.36m x 3.15m)

A bright and airy lounge with two windows allowing plenty of natural light. Television and telephone points, central heating radiator and fitted carpet.



Kitchen

12' 1" x 9' 5"
(3.68m x 2.87m)

Fitted with a range of base and eye units incorporating a 1 ½ sink, splashback and coordinating worksurfaces. The units further incorporate a gas hob with stainless steel hood above and eye level double oven to the side. Space for fridge freezer. Central heating radiator and laminate flooring. Door to utility room



Utility Room

6' 0" x 5' 2"
(1.83m x 1.57m)

Handy room fitted with base units, stainless steel sink and work surface. Boiler located

here. Space for washing machine and dish washer. Central heating radiator and laminate flooring. Exterior door.

FIRST FLOOR ACCOMMODATION

Bedroom 1 **11' 9" x 9' 2"** (3.58m x 2.79m)

Located to the front of the property and benefiting from built in cupboards and drawers. Further built in wardrobe incorporating hanging rail, and shelf and fronted by sliding mirrored doors providing good storage. Central heating radiator and fitted carpet.



Bedroom 2 **8' 2" x 8' 2"** (2.49m x 2.49m)

Good sized bedroom also benefiting from built in wardrobe, central heating radiator, telephone point and fitted carpet.



Bedroom 3 **10' 1" x 9' 1"** (3.07m x 2.77m)

Located to the rear of the property and benefiting from built in wardrobe incorporating hanging rail and shelf fronted by sliding mirrored doors. Central heating radiator and fitted carpet.



Bathroom

Fitted with white suite comprising enclosed w.c., wash hand basin and bath. Separate shower enclosure. Ladder radiator and vinyl flooring.



OUTSIDE

Outside a driveway to the side provides off street parking and leads to the carport and a single garage. The front garden is laid in stone chips for ease of maintenance and the enclosed tiered rear garden is laid in slabs.

SERVICES

Mains electricity, drainage, water and gas central heating

ITEMS INCLUDED

The usual heritable fixtures and fittings are included. All floor coverings, light fittings, curtains and blinds will remain.

Council Tax Band C

EPC Band C

Entry

By arrangement

Viewing

By contacting our Banff Office on 01261 818883 to arrange an appointment.

Email

banff.property@stewartwatson.co.uk

Offers

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

Reference

Banff/YF/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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