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**SEILIE COTTAGE, 81 BANKHEAD
GARDENTOWN, AB45 1ZP**



Two Bedroom Terraced Dwellinghouse

- Lounge, Dining Room & Kitchen
- Two Bedrooms, Bathroom & Cloakroom
- DG & Oil CH
- Split Level Garden to Rear
- Popular Coastal Village Location

Offers Over £124,000

Home Report Valuation £125,000

www.stewartwatson.co.uk

TYPE OF PROPERTY

Situated in the heart of the popular village of Gardenstown within walking distance of local amenities, we offer for sale, this Two Bedroom Terraced dwellinghouse which benefits from Double Glazing and Oil Central Heating with a new boiler installed in 2024. The accommodation spans over three floors and comprises of Lounge and Cloakroom on the ground floor, a carpeted staircase leads to the first floor which gives access to the Kitchen, Dining Room, door to rear and a further carpeted staircase leads to the second floor which gives access to two Bedrooms and Bathroom. Outside, there is a split level garden to the rear. Viewing recommended.

ACCOMMODATION

Entrance Hallway

The entrance door with glazed panel leads into the hallway giving access to the Lounge, and staircase leading to the first floor. Radiator.

Lounge

19' 1" x 10' 9"
(6.06m x 3.29m)

A well-appointed room with windows overlooking the front of the property and the rear garden. A particular feature is the wood burning stove with slate hearth and wooden surround making this an attractive focal point. Space to accommodate a variety of furniture. Central heating radiator and fitted carpet. Door to inner hallway.



Inner Hallway

Gives access to the cloakroom. Understairs cupboard provides storage.

Cloakroom

Fitted with white suite comprising w.c. and wash hand basin. Tiled flooring.

FIRST FLOOR ACCOMMODATION

A carpeted staircase from the entrance hallway leads to the first floor accommodation which gives access to the kitchen, dining room and stairs to second floor. Door to rear leads to a shared passage to the back door which gives access to the rear garden.

Kitchen

13' 5" x 6' 2"
(4.09m x 1.88m)

The kitchen is fitted with a range of base and eye level units incorporating a stainless steel sink, splashback tiling and coordinating work surfaces. The units further incorporate an electric oven and hob with extractor hood above. Central heating radiator and laminate flooring. Storage Cupboard.



Dining Room

11' 9" x 9' 6"
(3.60m x 2.90m)

Situated to the front of the property with room to accommodate a variety of dining furniture. Central heating radiator and laminate flooring.



SECOND FLOOR ACCOMMODATION

A carpeted staircase from the first floor hallway leads to the second floor accommodation which gives access to both bedrooms and bathroom.

Bedroom 1 **11' 8" x 9' 11"** (3.56m x 3.04m)

A double bedroom overlooking the front of the property with space to accommodate a variety of furniture. Central heating radiator and laminate flooring.



Bedroom 2 **8' 11" x 8' 5"** (2.74m x 2.57m)

A further double bedroom overlooking the rear of the property with space to accommodate a variety of furniture. Central heating radiator and laminate flooring.



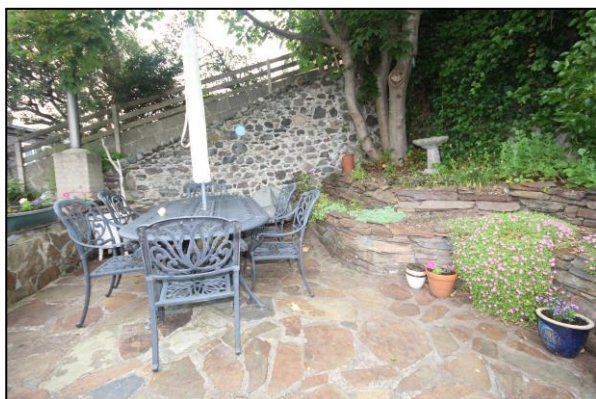
Bathroom

Fitted with white suite comprising w.c., wash hand basin and bath with shower above and screen to side. Heated ladder radiator and tiled flooring.



OUTSIDE

A door to the rear of the property leads to the split level rear garden incorporating a slabbed patio with planted borders, shrubs and trees. Shed housing the central heating boiler, further outbuilding and storage area. Oil tank.



SERVICES

Mains electric, water, drainage and oil 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 B

EPC Band E

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

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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