STEWART & WATSON

your **complete** property & legal service

3 BRIDGE STREET, NEW BYTH, TURRIFF, AB53 5XB



3 Bed Detached Dwellinghouse

- Spacious Dining Kitchen, Lounge, Living Room & Study
- 3 Double Bedrooms, En-Suite WC & Bathroom
- Oil Central Heating & Double Glazing
- Driveway providing Off Street Parking
- Rear garden with greenhouse, shed & Outbuilding

Offers over £225,000

Home Report Valuation £225,000

www.stewartwatson.co.uk

TYPE OF PROPERTY

We are delighted to offer for sale this well presented 2/3 bed detached dwellinghouse which benefits from oil central heating, double glazing, driveway and rear garden ground with an outbuilding. The property comprises of an hallway, living room, lounge, dining kitchen, utility/ workroom, 2/3 bedrooms and bathroom.

ACCOMMODATION

Hallway
Entered through a glazed external door into the carpeted hallway. Two storage cupboards with one housing the central heating boiler. Door to rear garden.

Study (10'9'' x 11' / 3.34m x 3.37m)
Front facing window and fitted carpet. Door leading through to Lounge.



Lounge (15'3" x 10'8" / 4.67m x 3.31m)
Front facing window and fitted carpet. Featured log burner with wooden surround. External door and sliding door leading to Utility/Workroom.



Dining Kitchen (15' x 17'2" / 4.57m x 5.24m)
Fitted with a range of base units with integrated oven, grill, hob, hood and sink and drainer. Space for dining area. Stone feature wall with log burner. Side facing window and French patio doors to rear.





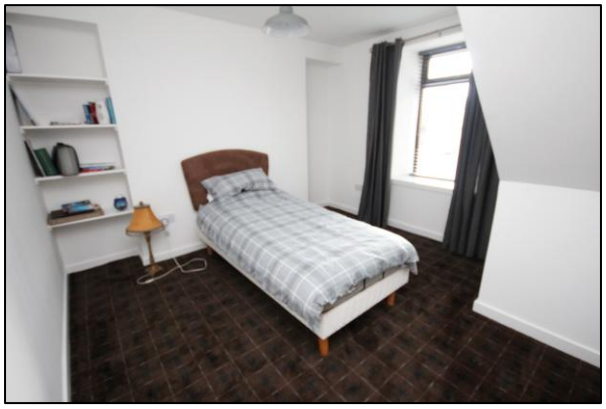
Family Bathroom (8' x 6'8'' / 2.43m x 2.07m)
Fitted with wc, wash hand basin set in vanity unit and bath with separate shower fitment above. Side facing opaque window.



Living Room (20'2" x 13'2" / 6.15m x 4.02m)
Fitted with base units. Door to rear. Three velux windows and side facing window. Hatch to loft.



Bedroom 2 (11'3'' x 10'9'' / 3.45m x 3.34m)
Double bedroom with front facing window and fitted carpet. Alcove with shelving.



Staircase
A carpeted staircase with wooden banister leads to the upper hall giving access to two bedrooms, walk-in wardrobe and en-suite wc.

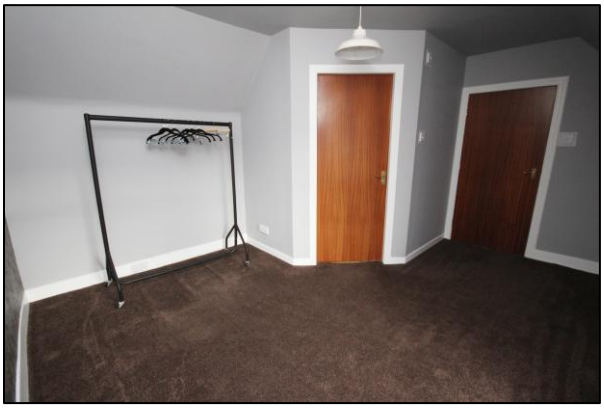
Bedroom 3 (8'1'' x 11'7'' / 2.47m x 3.59m)
Fitted carpet and front facing window.



Bedroom 1/ Sitting Room (16'7" x 11'8" / 5.09m x 3.61m)
Front facing window and fitted carpet. Feature electric fireplace with wooden surround. Door to walk-in wardrobe.



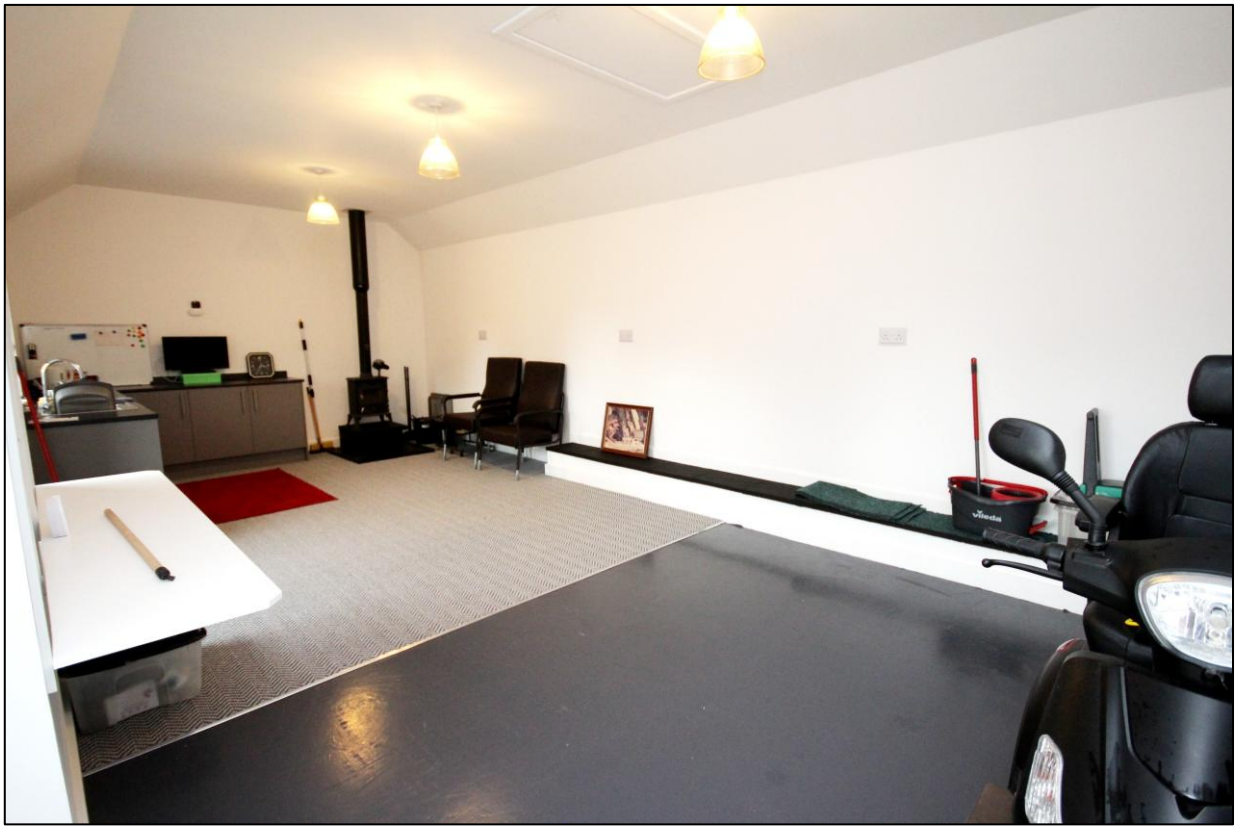
Walk-in Wardrobe (13'9" x 11'5" / 4.24m x 3.52m)
Front facing window and fitted carpet. Hatch to loft. Door to en-suite wc.



En-Suite WC (5'5" x 6'5" / 1.69m x 2.00m)
Fitted with wc, wash hand basin set in vanity unit. Heated handrail.

OUTSIDE
To the rear of the property is a driveway which provides off street parking, accessed via lane to the left of the property. A huge benefit to the property is the **UTILITY / OFFICE OUTBUILDING (12'8" x 27'1" / 3.91m x 8.27m)** which has electric, light, log burner and base units integrating sink and drainer, within, making an ideal working from home space. The large rear garden has areas of lawn with decking, greenhouse and garden shed.









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
D – Average rating in Scotland

Entry
By arrangement.

Viewing
By contacting The Property Shop, Turriff on 01888 563777.

Email:
turriff.property2@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/J26







FLOOR 1



FLOOR 2

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	38 Broad Street, Fraserburgh, AB43 9AH	(01346) 514443
59 High Street, Turriff AB53 4EL	(01888) 563773	21 Market Square, Oldmeldrum AB51 0AA	(01651) 872314
65 High Street, Banff AB45 1AN	(01261) 818883	4 North Street, Mintlaw, AB42 5HH	(01771) 622338
42/44 East Church Street, Buckie AB56 1AB	(01542) 833255	25 Grant Street, Cullen, AB56 4RS	(01542) 840408
35 Queen Street, Peterhead AB42 1TP	(01779) 476351	17-19 Duke Street, Huntly, AB54 8DL	(01466) 792331