STEWART & WATSON

your **complete** property & legal service

# ASHLEY COTTAGE,
# 2 THE TERRACE, SANDHAVEN
***AB43 7EP***



***3 Bedroom Terraced House***

- Lounge and open-plan dining room
- Fitted Kitchen and dining space
- 3 Bedrooms
- Sea-View
- Solar Panels and Air-Source Heating

## *Offers Over £135,000*

## *Home Report Valuation £135,000*

***www.stewartwatson.co.uk***

# TYPE OF PROPERTY

We welcome to the market this three bedroom terraced house in the village of Sandhaven.

You enter the property into the hallway where to your right this takes you into the lounge area. The lounge looks out to the front of the property and benefits from a tv point and electric fireplace. To the rear of the lounge there is space for a small dining room table and chairs.

To the left of the hallway you walk into the first double bedroom which provides ample space for a double bed, freestanding wardrobe and a desk.

To the rear of the property you enter the kitchen. The kitchen is complimented by in-built storage cupboards, table and chairs with space for freestanding appliances. The kitchen also leads into the utility area which provides inbuilt storage rooms, whb and space for a washing machine and tumble dryer. The utility room provides access to the garden.

The hallway leads upstairs with storage space built into the eaves. From the top of the staircase you are welcomed into the shower room with a corner shower cubicle, toilet and whb.

Just off to the left and right of the shower room you enter the double bedrooms. Both bedrooms have ample space for a double bed, freestanding wardrobes and desk. Both bedrooms include open views across Sandhaven harbour.

# ACCOMMODATION

| | |
|---|---|
| **Lounge** | **10'10 x 13'3**<br>(3.07m x 4.05m) |
| **Dining Area** | **9'1 x 10'11**<br>(2.77m x 3.08m) |
| **Kitchen** | **14'4 x 11'2**<br>(4.38m x 3.41m) |
| **Bedroom 1** | **12'9 x 9'11**<br>(3.93m x 2.77m) |
| **Bedroom 2** | **15'11 x 10'8**<br>(4.60m x 3.29m) |
| **Bedroom 3** | **15'7 x 9'1**<br>(4.78m x 2.77m) |
| **Bathroom** | **7'8 x 5'5**<br>(2.37m x 1.67m) |

**Please note. All sizes taken at widest point.**

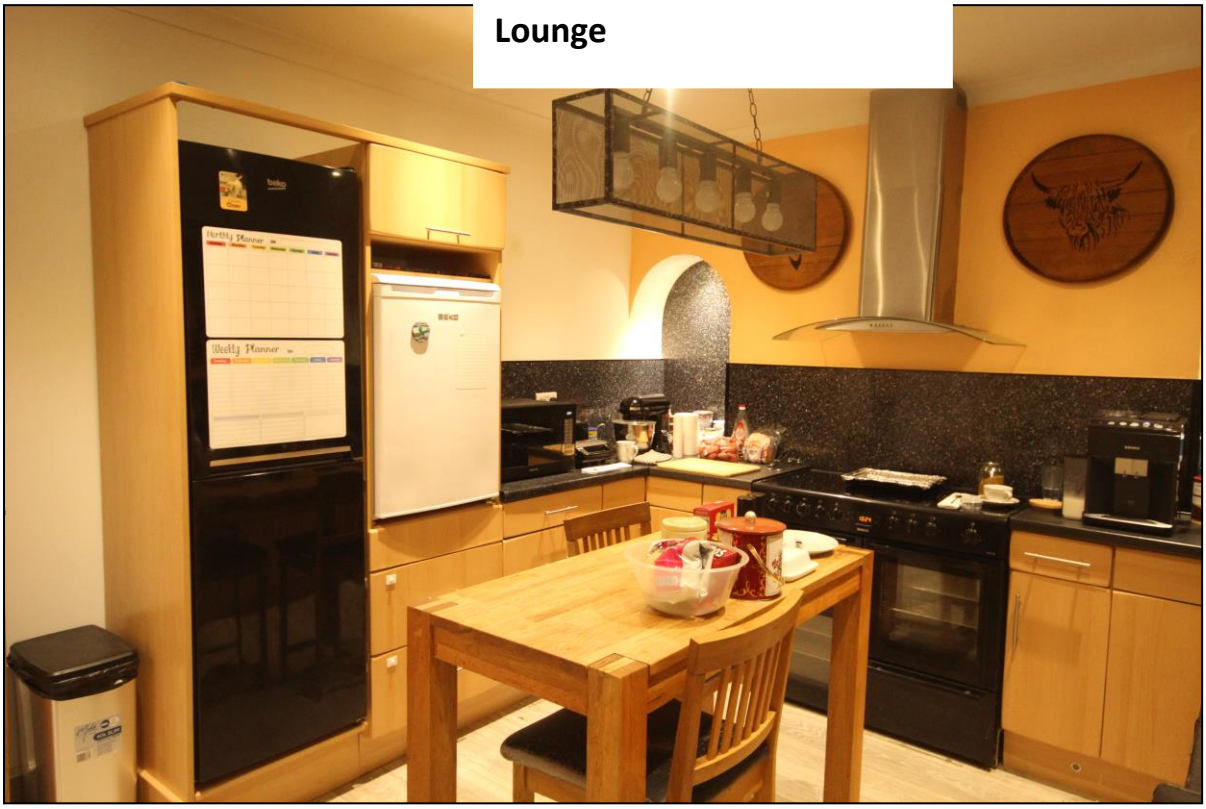


**Hallway**



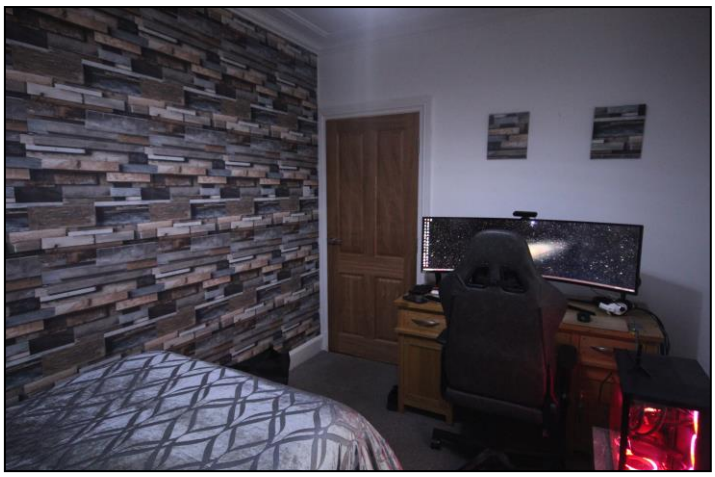
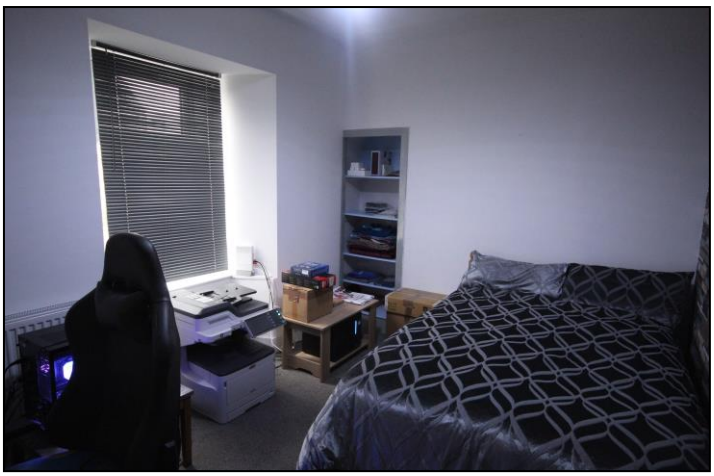


**Lounge**





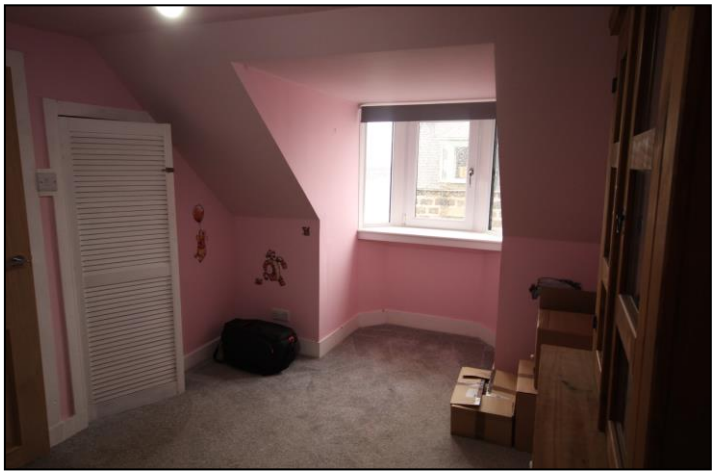
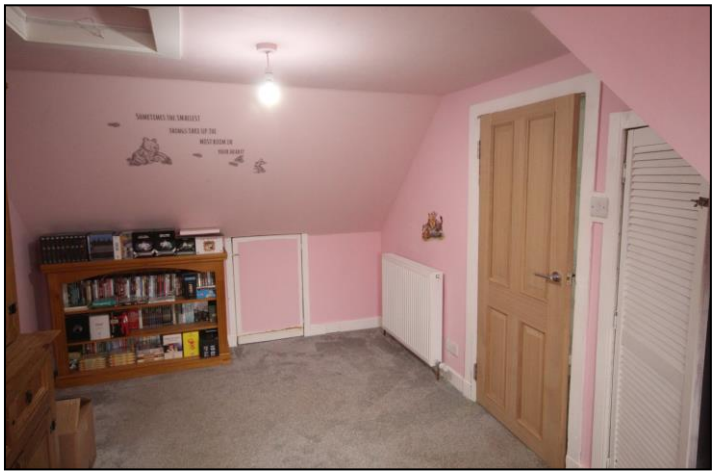
**Kitchen**

**Bedroom 1**




**Bedroom 2**

**Bedroom 3**






**Shower Room**

# OUTSIDE

To the front of the property there is on-street parking and views of the North Sea.

At the rear of the property, the garden is surrounded by shrubbery and has a patio area which includes a shed and rotary drier.





## SERVICES

Mains water, mains electric and air-source heating

## ITEMS INCLUDED

All floor coverings, light fittings and window coverings will be included in the sale.

There may be the opportunity to purchase items of furniture or furnishings pictured by separate price negotiation.

**Council Tax**
Band B

**EPC Banding**
EPC=B (81)

**Entry**
By arrangement

**Viewing**
Contact our Fraserburgh office – (01346) 514443

**Email**
fraserburgh.property@stewartwatson.co.uk

**Offers**
All offers should be submitted in writing to our Fraserburgh office

## LOCATION

Sandhaven is a small fishing village located 3 miles away from Fraserburgh.

The village of Sandhaven offers a range of shops and a primary school. Along the coastline you have a variety of leisure activities close by with links golf courses located in both Rosehearty and Fraserburgh. Fraserburgh also offers a swimming pool, bowling and sandy beaches.

A local bus service also connects the village to Fraserburgh where the town offers a number of local amenities, secondary school and North East Scotland College.

St Fergus, Peterhead and Aberdeen are all within commuting distance.

**Reference AJM/JAD**

**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


| | | | |
|---|---|---|---|
| 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 Mon-Fri 1pm-4pm | (01542) 840408 |
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