STEWART & WATSON

your **complete** property & legal service

8 NEW STREET, BODDAM

AB42 3NH



2 Bedroom, 2 Public Semi Detached Villa

- Village Location
- Ideal First Time Home/Buy to Let Property
- Gas Central Heating & Double Glazing
- Ready to Walk Into Condition
- On Street Parking

Offers Around £96,750

Home Report Valuation £110,000

www.stewartwatson.co.uk

TYPE OF PROPERTY

We are pleased to bring to the market this 2 bedroom two public semi-detached house. The property has been maintained to a good standard and benefits from gas central heating and double glazing.

Entry into the house is via the vestibule and then into the main hallway with stairs leading to the upper floor.

The Lounge which is located to the front of the house is bright and airy with a large window and has a fireplace and laminate flooring. The Dining Room/Sitting Room is located to the rear and could have a variety of uses depending on individual needs.

The Kitchen has a range of hi-gloss white base and wall units with contrasting black worktops incorporating black resin sink, ceramic hob with oven and a stainless steel extractor hood above. Within the kitchen there are also two fitted cupboards, one with shelving. A window to the side and a fully glazed door provide light and give access to the courtyard and decking area.

A spilt staircase leads to the upper floor where there is a velux window and an area that could be utilized as a study or reading space. There are also two small cupboards in the middle landing.

On the upper floor there are two double sized bedrooms. The front bedroom has a full wall of fitted “Komandor” wardrobes with the second bedroom to the rear having a single built in cupboard.

The wet room is fitted with a three piece suite comprising of a walk in shower area with glass panel, wc and free standing wash hand basin with mirrored cabinet above.

Boddam is a small coastal village situated between the towns of Peterhead and Ellon and is on the main bus route to Aberdeen. There is a good community spirit within the village and there is a lighthouse and harbour area to explore. The village also has a primary school, local shops, garage and hotels. There are also several coastal walks nearby.

ACCOMMODATION

Entrance Hall

Lounge	**12'7 x 11'9** (3.84m x 3.59m)
Kitchen	**10'6 x 7'5** (3.20m x 2.26m)
Dining Room/Sitting Room	**13'8 x 10'8** (4.16m x 3.25m)

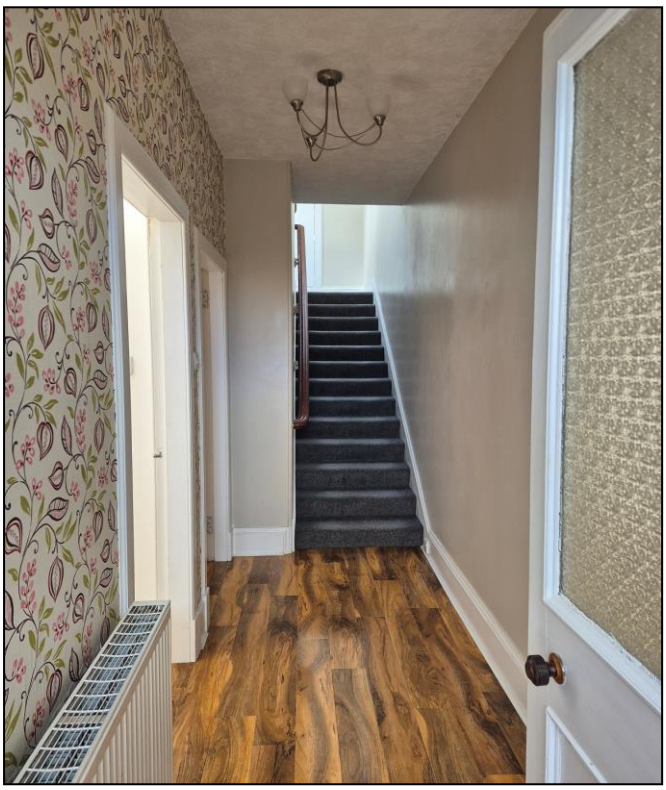
Upper Floor

Bedroom 1	**11'6 x 9'5** (3.51m x 2.87m)
Bedroom 2	**11'6 x 10'10** (3.51m x 3.32m)
Wet Room	**7'2 x 5'2** (2.20m x 1.57m)

Please note. All sizes taken at widest point.



Vestibule & Staircase









Lounge





Dining Room/Sitting Room

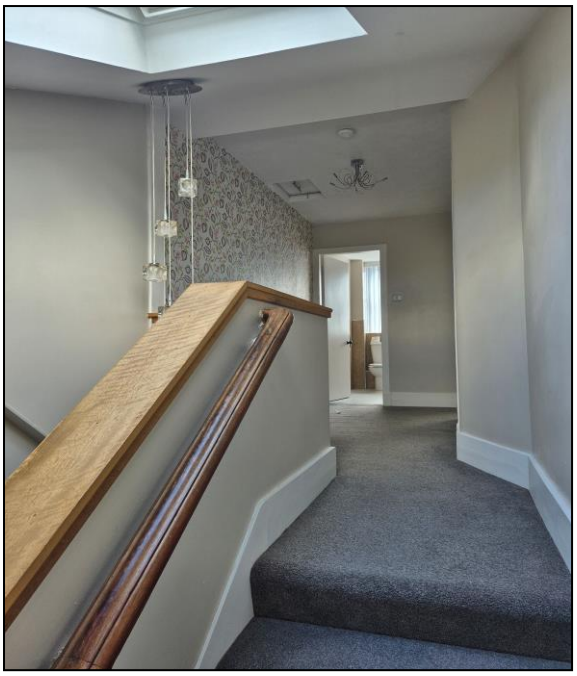


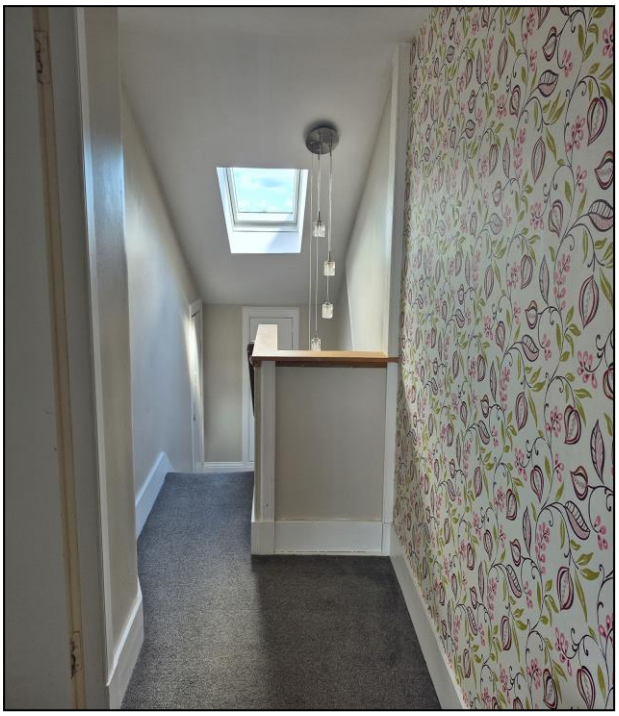






Kitchen







Upper Landing









Bedrooms 1, 2 & Wet Room



Enclosed Courtyard & Decking Area





Boddam Lighthouse & Coastline

OUTSIDE

To the side of the property there is a gate leading into a small courtyard area. The rear garden area is laid mainly to decking and there is a stone outbuilding, ideal for additional storage or workshop space.

SERVICES

Mains gas, electric, water and drainage.

ITEMS INCLUDED

All fitted flooring, light fittings, blinds and white goods in the kitchen.

Council Tax

Band B

EPC Banding

EPC=D

Entry

By arrangement

Viewing

Contact our Peterhead office – (01779) 476351

Email

peterhead.property@stewartwatson.co.uk

Offers

All offers should be submitted in writing to our Peterhead office

Reference

NH/SD

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
35 Queen Street, Peterhead AB42 1TP	(01779) 476351	17-19 Duke Street, Huntly, AB54 8DL	(01466) 792331