



your **complete** property & legal service

**EDENKYLE, GAMRIE,  
BANFF, AB45 3JA**



***3 Bed Detached Bungalow***

- Lounge, Conservatory, & Dining Kitchen
- 3 Bedrooms, Bathroom & WC/Utility
- Double Glazing & LPG Central Heating
- Single Garage & Driveway
- Rear garden mainly laid to lawn

***Offers over £195,000***

***Home Report Valuation £200,000***

***[www.stewartwatson.co.uk](http://www.stewartwatson.co.uk)***

## TYPE OF PROPERTY

We are delighted to offer for sale this 3 bedroom detached bungalow which benefits from LPG central heating, double glazing, single garage, driveway and rear garden. The property comprises of a front vestibule, hallway, lounge, dining kitchen, conservatory, rear hallway, WC/Utility, 3 bedrooms and a bathroom.

## ACCOMMODATION

### Front Vestibule

Electric meter and fuse box in cupboard.

### Hallway

Fitted carpet, latch to loft and walk-in storage cupboard.

### Lounge (14'8" x 14'4" / 4.5m x 4.3m)

Front facing window with country sea views. Fitted carpet.



### Dining Kitchen (20'4" x 11'8" / 6.2m x 3.6m)

Rear facing windows. Base and wall units with sink and drainer unit, oven and gas hob with hood. Space for white goods. Two large shelved cupboards. Doors to hall, conservatory and rear hall.



### Conservatory (11'11" x 11'1" / 3.3m x 3.4m)

Rear facing windows overlooking the garden.



### Rear Hall

Door to garage, garden and WC/Utility.

### WC/Utility (5'4" x 9'5" / 1.6m x 2.9m)

WC, sink and vanity unit.



### Bedroom 1 (10'7" x 14'7" / 3.2m x 4.5m)

Front facing window with country sea views. Triple mirrored sliding wardrobes.







**Bedroom 2 (11'9" x 11'1" / 3.6m x 3.3m)**  
Front facing window with country sea views.  
Fitted carpet.



**Bedroom 3 (10'x 10'6" / 3.0m x 3.2m)**  
Rear facing window. Fitted carpet. Cupboard connecting to the hall.



**Bathroom (10'x 7'1" / 3.0m x 2.1m)**  
Fitted with WC, wash hand basin, bath and separate shower cubicle. Rear facing opaque window.



### **OUTSIDE**

A driveway provides off road parking and leads to the **SINGLE GARAGE (9'8" x 19'3" / 3.0m x 5.9m)** which has an electric roller door and houses the central heating boiler. The rear garden is mainly laid to lawn with drying area. LPG tank and **GARDEN SHED.**



## SERVICES

Mains electricity and water. LPG Central Heating and septic tank.

## ITEMS INCLUDED

All the usual heritable fittings and fixtures are included.

## Council Tax Band

E

## EPC Band

F

## Entry

By arrangement.

## Viewing

By contacting The Property Shop, Turriff on 01888 563777.

**Email:** [turriff.property@stewartwatson.co.uk](mailto:turriff.property@stewartwatson.co.uk)

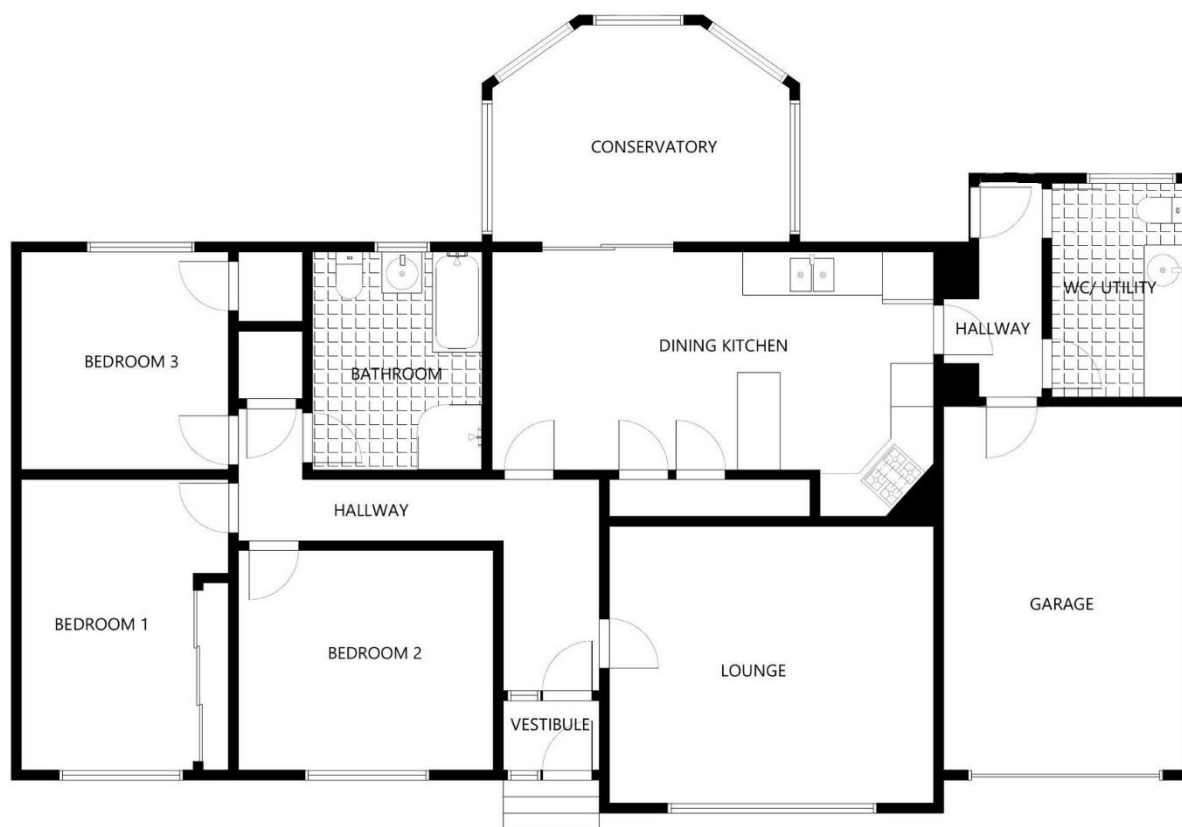
## Offers

All offers should be submitted in writing to our Turriff office.

## DIRECTIONS

Take the A947 Turriff to Banff and turn right signposted 'Fraserburgh'. Follow this road for approximately 4.8 miles and turn left at the crossroads signposted 'Gardenstown'. At the junction turn left then immediately turn right signposted 'Gardenstown'. Then at the junction turn right signposted 'Gardenstown' and follow this road until the junction where you turn right signposted 'Rosehearty/Fraserburgh'. Follow this road for approximately 1.4 miles and the property is on the right.

**Reference** DDP/BANFF/A26



FLOOR 1

*This floor plan is not to scale and is for illustrative purposes only.*

**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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