

# STEWART & WATSON

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**10 OGILVIE STREET**  
*WHITEHILLS AB45 2NH*



## *Outstanding Single Storey Semi Detached Home*

- Hallway, Lounge, Dining Kitchen,
- 3 bedrooms with one en-suite, family bathroom
- Wash house, garden room, and large garage
- Driveway. Double glazing & Gas C H.
- Easily Maintained enclosed garden

***Offers Over £189,000***  
***Home Report Valuation £190,000***

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## 10 OGILVIE STREET, WHITEHILLS, AB45 2NH

### TYPE OF PROPERTY

Located within the most sought after village of Whitehills, this three bedroom semi-detached single storey property is ideal for both families and those looking for accommodation all on one level. Whitehills benefits from an excellent convenience store and is well placed on the main Aberdeen to Inverness bus route.

### ACCOMMODATION

#### Hallway

Enter through exterior door into the hallway. Built-in cupboard. Doors to lounge, dining kitchen, bathroom and three bedrooms (one with en-suite shower room). Exterior door to rear garden.

#### Lounge 5.42m x 3.97m

Glass panelled door from the hallway. A spacious room with windows to the front. Multi-fuel stove set on a slate hearth. Wooden flooring.



#### Dining Kitchen 4.01m x 3.08m

Good sized dining kitchen with window to the side. Fitted with a selection of base and wall mounted units with contrasting countertops. Inset one and a half bowl sink and drainer unit with mixer tap. Integrated oven, hob, hood, fridge and dishwasher.



4.09m x 3.47m

#### Master Bedroom

King size bedroom with front facing window. Built-in cupboard. Built-in cupboard behind wall mounted mirror. Mirror will be removed. Door to en-suite shower room.



### En-suite

Opaque window to rear. Fitted with a shower, toilet with concealed cistern and wash hand basin set on a storage unit.



### Bathroom 2.58m x 1.87m

Opaque window. Freestanding roll top bath with claw feet. Shower over the bath with curtains. Traditional style toilet with high level cistern. Wash hand basin. Attractive wall panelling and tiling.



### Bedroom 2 3.57m 3.01m

Side facing window. Built-in wardrobe with sliding mirrored doors.



### Bedroom 3 3.42m x 3.08m

Rear facing window. Good sized double room

### OUTSIDE

Enclosed rear garden with access to garage, wash house and garden room. The garden is mainly paved for ease of maintenance and features raised beds. Off street parking area to the side of the property with space for two vehicles.

### Garage 7.70m x 7.01m

Large garage with two electric doors leading to the off street parking area.



**Wash House 3.75m x 3.22m**

Plumbing for washing machine. Space for fridge, freezer and tumble dryer. Shelved cupboard.



**Garden Room 3.42m x 2.81m**

Good sized garden room overlooking the slate patio and raised beds.



**SERVICES**

Mains water, electricity, gas and drainage.

**ITEMS INCLUDED**

All fitted floorcoverings and light fittings. Integrated appliances.

**Council Tax**

The property is currently registered as band D

**EPC Banding**

EPC=D

**Viewing**

By appointment only which can be arranged by contacting our Banff Office on 01261 818883

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

**Reference** Banff/LAC

**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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