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BRANKANENTHUM COTTAGE *BY SANDEND, PORTSOY, AB45 2UD*



Traditional Detached Dwellinghouse

- Peaceful rural location giving open views
- Spacious accommodation with D.G & oil C.H
- Hallway, Lounge with open fire, Kitchen
- Bathroom, Boxroom & 3 Double Bedrooms.
- Gardens surrounding. Off road parking. Outbuildings

Offers Over £140,000
Home Report Valuation £140,000

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BRANKANENTHUM COTTAGE, BY SANDEND, PORTSOY, AB45 2UD

TYPE OF PROPERTY

We offer for sale this traditional detached dwellinghouse which is situated in a quiet and peaceful rural location on the outskirts of the picturesque coastal village of Sandend. Lovely views over the surrounding countryside can be appreciated from the front of the property. This property offers spacious well appointed accommodation over two floors and benefits from double-glazing and oil central heating being installed throughout. Any fitted floorcoverings and curtains within the property will remain and are included in the sale price.

ACCOMMODATION

Hallway

Enter through glass panelled exterior door into the hallway, which has doors to the lounge, dining kitchen, bathroom and bedroom 1. Front facing window and vaulted ceiling with two front facing Velux style roof windows. The staircase gives access from this area to the first floor accommodation.

Lounge

4.64 m x 3.79 m

Glass panelled door from the hallway. Double aspect room with front and rear facing windows. Brick built fireplace with wooden mantle and open fire. Fitted corner cupboard.



Kitchen

3.17 m x 2.58 m

Rear facing window. Fitted with a modern selection of base and wall mounted units with rolltop worksurfaces.

Inset sink and drainer unit with mixer tap. Floor standing oil central heating boiler.



Bathroom

3.47 m x 1.97 m

Rear facing window. Fitted with a white suite comprising:- toilet, wash-hand basin and bath with shower

fitment above. Wet wall panelling within the bath/shower area. Built-in understair cupboard.



Bedroom 1

4.66 m x 3.73 m

Spacious double size, bright and airy room with front and side facing windows. Wooden wall linings to dado height.



Bedroom 2

3.86 m x 3.32 m

Double size bedroom with large window giving lovely views over the surrounding open countryside and rolling farmland at the front of the property.



Staircase

Staircase with wooden banister gives access from the entrance hallway to the first floor accommodation. The landing has doors to bedroom 2, bedroom 3 and two doors to the boxroom.

The first floor accommodation has some coombed ceilings and measurements are given at the widest points.

Boxroom

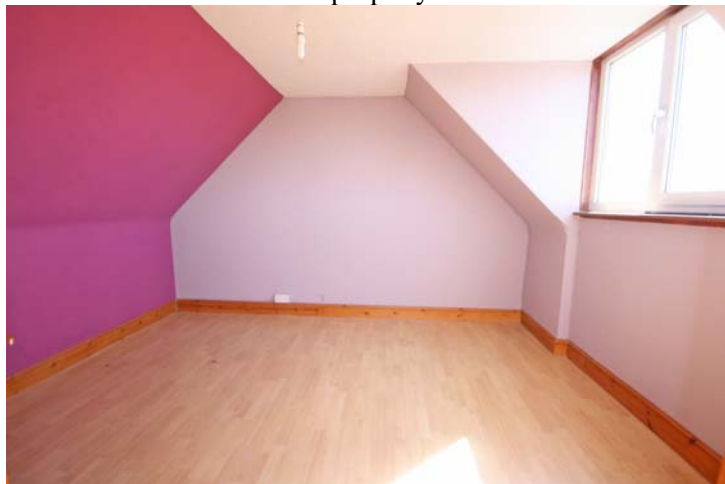
6.15 m x 1.06 m

Two rear facing Velux style roof windows. Electric meter.

Bedroom 3

3.87 m x 3.26 m

Double size bedroom with large window giving lovely views over the surrounding open countryside and rolling farmland at the front of the property.



OUTSIDE

The property occupies a good size site with gardens surrounding. The gardens are mainly laid in stone chips with mature hedge and shrub borders. Stone chip driveway providing off road parking for a number of vehicles. Attached store. Large outbuilding to the rear of the property providing useful storage for garden/outdoor equipment and a fuel/log store.

SERVICES

Mains water and electric. Drainage is to septic tank.

ITEMS INCLUDED

Any fitted floor coverings and curtains within the property will remain.

Council Tax

The property is registered as band C

EPC Banding

EPC= F

Viewing

By appointment only which can be arranged by contacting our Buckie Office on 01542 833255

Email buckie.property@stewartwatson.co.uk

Reference Buckie/CF



The open view over the surrounding countryside which can be appreciated from the front facing windows.

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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