

# STEWART & WATSON

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## **KIRKTON COTTAGE** *KIRKTOWN OF DESKFORD, AB56 5UA*



### *Traditional Detached Dwellinghouse*

- Spacious accommodation in quiet rural hamlet
- Requiring upgrading & modernisation. D.G & oil C.H
- Hallway, Lounge, Kitchen, Rear Porch,
- Bathroom & 3 Double Bedrooms
- Enclosed rear garden. Garage & Driveway

***Offers Over £120,000***  
***Home Report Valuation £120,000***

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## KIRKTON COTTAGE, KIRKTOWN OF DESKFORD, AB56 5UA

### TYPE OF PROPERTY

We offer for sale this traditional style detached dwellinghouse, which is situated in the quiet rural hamlet of Kirktown of Deskford. The property is conveniently placed only a short drive from the picturesque coastal town of Cullen and the station town of Keith. Kirkton Cottage offers well-appointed accommodation over two floors and benefits from double-glazing and oil-fired central heating but will require further upgrading, modernisation and redecoration works to be completed.

### ACCOMMODATION

#### Hallway

Enter through wooden exterior door into the hallway, which has doors to the lounge and bedroom 1. Front facing window. Built in under stair cupboard. The staircase gives access from this area to the first floor accommodation.

#### Lounge

4.08m x 3.34m (13'3'' x 10'9'')

Large front facing window. Tiled fireplace and hearth suitable for open fire. Door to the kitchen.



#### Kitchen

3.62m x 2.10m (11'8'' x 6'8'')

Rear facing window overlooking the rear garden. Fitted with a selection of base and wall mounted units with roll top worksurfaces. Inset sink and drainer unit. Two built in cupboards. Door to the porch.



#### Porch

Rear facing window. Fitted shelving. Glass panelled exterior door giving access to the rear garden.





**Bedroom 1**                    **4.11m x 3.33m (13'4 x 10'9")**  
Spacious double bedroom with large front facing window.



**ceilings and measurements are given at widest points.**

**Bathroom**  
Rear facing window. Fitted with a white suite comprising of toilet, wash hand basin and bath with shower fitment above. Splashback wall tiling. Built in cupboard with airing shelving and the hot and cold water tanks.



**Staircase**  
A carpeted staircase with wooden banister and spindles gives access from the hallway to the first floor accommodation. Front facing Velux style roof window. The landing has doors to the bathroom, bedroom 2 and bedroom 3. Door allowing access to the eaves space. **The first floor accommodation has some coombed**



**Bedroom 2**                    **4.21m x 3.01m (13'8"x 9'8")**  
Large front facing window. Fitted double wardrobe and double storage cupboard.



**Bedroom 3** 3.45m x 3.03m (11'3''x 9'9'')

Double size bedroom with front facing window.



**Council Tax**

The property is registered as band B.

**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



**OUTSIDE**

The property occupies a sizable site with a large enclosed garden area to the rear. Views over open countryside can be appreciated from the rear garden. Block built garage attached to the side of the property with up and door allowing car access from the driveway.

**SERVICES**

Mains water and electric. Drainage is to septic tank.

**ITEMS INCLUDED**

Any fitted floorcoverings, window blinds and lightfittings within the property will remain.



**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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