

STEWART & WATSON

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2 BLACK CULPHIN COTTAGES

CORNHILL, AB45 2AR



Semi-Detached Dwellinghouse

- Semi-rural location giving open views
- Requiring modernisation. D.G & oil C.H installed
- Hallway, Lounge, Kitchen,
- Bathroom & 3 Bedrooms.
- Gardens surrounding. Driveway. Outbuilding.

Offers Over £85,000

Home Report Valuation £85,000

www.stewartwatson.co.uk

2 BLACK CULPHIN COTTAGES, CORNHILL, AB45 2AR

TYPE OF PROPERTY

We offer for sale this traditional style semi-detached cottage, which is situated on the outskirts of the rural village of Cornhill. A range of shops, supermarkets and amenities can be found in the nearby towns of Portsoy and Banff. This cottage is situated on the A95 and enjoys views over surrounding farmland from the front and rear facing windows and the garden grounds. The property, offers good size accommodation over two floors and benefits from double-glazing (with the exception of 1 window) and oil fired central heating being installed but would be enhanced by some further upgrading and modernisation works being completed.

ACCOMMODATION

Hallway

Enter through glass panelled exterior door into the hallway, which has doors to the lounge and bedroom 3. The staircase gives access from this area to the first floor accommodation.



Rear Hallway

This area has doors to the lounge, kitchen and bathroom. Glass panelled exterior door giving access to the rear garden.

Lounge

4.95 m x 3.92 m

Large front facing window. Tiled fireplace suitable for open fire. Built-in cupboard housing the hot water tank. Door to the rear hallway.



Kitchen

2.94 m x 2.58 m

Large front facing window. Fitted with a selection of base and wall mounted units with rolltop worksurfaces. Inset sink and drainer unit. Built-in cupboard.



Bathroom

2.08 m x 1.87 m

Side facing window. Fitted with a white toilet, wash-hand basin and bath. Splashback wall tiling.



Bedroom 3

3.76 m x 2.84 m

Double size bedroom with rear facing window.



Staircase

Staircase with wooden banister and spindles giving access from the entrance hallway to the first floor accommodation. Front facing roof skylight window (single glazed). The landing has doors to bedroom 1 and bedroom 2. Electric meter. **The first floor accommodation has some coombed ceilings and measurements are given at widest points.**

Bedroom 1

3.82 m x 3.60 m

Double size bedroom with large window giving views over the surrounding countryside to the front of the property.



Bedroom 2

3.23 m x 2.09 m

An ideal single or child's bedroom with rear facing window. Recessed area with fitted storage shelving.



OUTSIDE

The property occupies a generous site with garden areas to the front, side and rear. The front garden has been laid in grass with a stone chip path giving access to the front door. At the side of the property a driveway provides off road parking spaces for a number of vehicles. A large garden lies to the rear of the property, which has an area laid grass and a paved patio area. Stone built outbuilding.



SERVICES

Mains water and electric.

Council Tax

The property is registered as band A

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 view over open farmland to the front of the property.

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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