

**51 Main Street,
New Deer, Turriff, AB53 6TA**

**Price Around
£137,500**

ASPC ref : 367235

 2  1  1 73 m² EPC **E** Council Tax Band **C**



Arrange a viewing

 **01771-622338**
(Stewart & Watson)

Stewart & Watson

4 North Street
Mintlaw
AB42 5HH

Email:

mintlaw.property@stewartwatson.co.uk

Website:

<http://www.stewartwatson.co.uk>



Property features:



2 Bedroomed detached cottage

Lounge

Fitted kitchen

Contemporary shower room

DG & oil fired CH

Parking to rear

ACCOMMODATION

Hall

Lounge 15'11 x 11'1(4.85m x 3.39m)

Kitchen 11'10 x 9'7(3.62m x 2.92m)

Shower room 9'5 x 6'6(2.89m x 1.99m)

Bedroom 1 12'1 x 10'4(3.7m x 3.16m)

Bedroom 2 13'0 x 9'1(3.96m x 2.77m)

This is a detached 2 bedroomed cottage centrally located in the popular village of New Deer. It is decorated throughout in contemporary style and would make an ideal first time buyer or buy to let property.

It has UPVC DG and oil fired CH

The lounge has oak flooring, a recess for a wall mounted TV and a wall mounted electric "hole in the wall" style fire.

The kitchen is fully fitted with a range of base and wall units and has a hob with extractor canopy above, a built in oven and integrated dishwasher. There is a small breakfast bar for casual dining.

The shower room features a large walk in shower enclosure, w.c. and w.h.b and there is underfloor heating.

Bedroom 1 is to the front and has a large walk-in dressing room with shelving and hanging rails. Bedroom 2 is to the rear.

OUTSIDE To the side of the house is a lean to storage shed/workshop. The rear garden area is laid in gravel and offers off-street parking.

ITEMS INCLUDED All carpets and floorcoverings will be included in the sale.

Council Tax Band C

EPC Banding EPC=E

LOCATION The village of New Deer offers good amenities including a primary school, selection of local shops including a pharmacy, restaurant and public house, health centre, bank and a church. Further facilities are available at either Turriff, Peterhead, Fraserburgh or Mintlaw, where there is the recently opened MACBI Community Hub, a centre offering a range of activities including multi-gym, sports facilities including an all weather pitch, fitness and other classes for adults and children, other non-sporting activities, a soft play area and coffee shop. There is easy access to the renowned Aden Country Park and to the Formartine and Buchan line walkway. The village is centrally located on the crossroads of the Aberdeen to Fraserburgh and Peterhead to Banff roads and well placed for commuting to the surrounding towns and Aberdeen.

View this property on [aspc.co.uk](https://www.aspc.co.uk):

<https://www.aspc.co.uk/search/property/367235/51-Main-Street/Turriff/>

The foregoing particulars are being distributed on behalf of the Selling Solicitors by Aberdeen Solicitors' Property Centre Ltd. of 40, Chapel Street, Aberdeen AB10 1SP (Tel: 01224 632949). Whilst the particulars have been prepared with care and are believed to be accurate, no liability for any errors or omissions therein or the consequences thereof will be accepted by the Selling Solicitors or Aberdeen Solicitors' Property Centre Ltd. © Aberdeen Solicitors' Property Centre and Selling Solicitors.