

13 SAUCHIEWOOD COTTAGES, MINTLAW, AB42 5LR

OFFERS OVER £89,000



We are pleased to offer for sale this 1 bedroomed semi-detached bungalow in the popular village of Mintlaw. The property comprises, Lounge, Kitchen/diner, 1 double bedroom, Shower Room, ample storage throughout, double glazing and gas central heating. There are mainly laid to lawn garden areas to front, side and rear of the property. The property benefits from off-street parking to front of property. The property is in immaculate, walk-in condition.

The village of Mintlaw affords the opportunity to reside in pleasant country surroundings whilst being within commuting distance of Peterhead, Fraserburgh and Aberdeen. Lying in the heart of rural Buchan it is well served with an extensive range of amenities including an excellent Health Centre. There are two primary schools in the village together with an academy. On the edge of the village is the renowned Aden Country Park.

JOHN ADAM **PARTNER**
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JOANNE ADAM **ASSOCIATE**
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Adam & Flowerdew Solicitors is the trading name of Adam Legal LLP, a Limited Liability Partnership registered in Scotland No. 50301795. Registered Office, 2 Marischal Street, Peterhead AB42 1HU.

Lounge 13'3" x 11'1" (4.05m x 3.4m)

Spacious lounge with TV point and telephone point. Carpeted flooring. Window to front of property. Blinds and curtains.

Kitchen/diner 11'3" x 11'6" (3.44m x 3.51m)

Fitted with ample modern gloss wall and floor units. Electric cooker and washing machine to remain. Carpeted flooring. Window to rear of property. Door leading to rear garden. Large walk in pantry/cupboard housing boiler. Blinds.

Double bedroom 10'8" x 10'4" (3.27m x 3.16m)

Double bedroom. Carpeted flooring. Window to rear of property. Built-in double and single wardrobes and build-in cupboard unit. Blinds and curtains.

Shower Room 5'9" x 5'0" (1.77m x 1.55m)

Immaculate white 2 piece suite comprising of toilet, wash hand basin with vanity unit. Fully tiled. Mira electric shower. Aqua-paneling in shower area. Window to front of property.

Outside Area

Mainly laid to lawn front, side and rear gardens. Off-street parking. Shed in rear garden area to remain, which has been fitted with power and lighting.

Other

All flooring, blinds, curtains, light fittings, washing machine, cooker, shed and all furniture to remain.

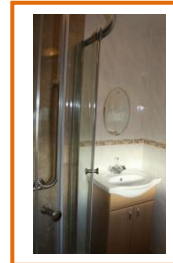
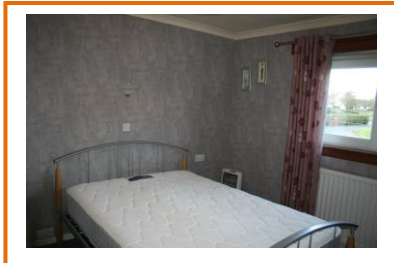
Home Report available (fee may apply)

EPC Rating – C

Viewing

Viewing is strictly by appointment. Please contact Adam & Flowerdew Solicitors on **01779 477388**.

Whilst these particulars have been prepared with care and are believed to be accurate, no liability for any errors or omissions therein or the consequences thereof shall be accepted by the selling agent.



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