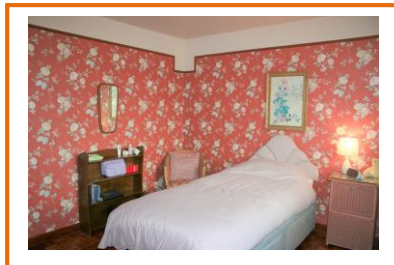


51 BURNSIDE ROAD, MINTLAW, AB42 5GB

OFFERS OVER £115,000



We are delighted to offer for sale this spacious and welcoming 3 bedroom, semi-detached property with well-maintained front and rear gardens. The property is situated in a well-established, popular residential area of Mintlaw.

The property comprises Entrance Hallway, Lounge, Kitchen/Diner, 3 Double Bedrooms, Family Bathroom, WC, ample storage throughout, double glazing and electric storage/panel radiators.

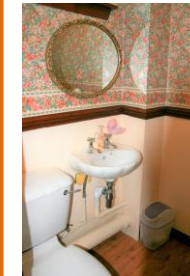
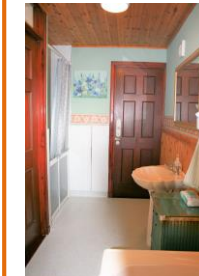
The village of Mintlaw affords the opportunity to reside in pleasant country surroundings whilst being within commuting distance of Peterhead, Fraserburgh and Aberdeen. Lying in the heart of rural Buchan it is well served with an extensive range of amenities including an excellent Health Centre. There 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**
STUART FLOWERDEW **PARTNER**
JOANNE ADAM **ASSOCIATE**
PETER SCOTT **CONSULTANT**

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www.adamandflowerdew.com

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.



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Lounge 13'4" x 25'6" (4.07m x 7.78m)

Spacious lounge with TV and phone points. Carpeted flooring. Bay window to front of property and patio doors leading to rear garden. Feature fireplace with electric fire.

Kitchen/Diner 10'1" x 14'0" (3.09m x 4.27m)

Window to rear of property. Floor and wall units. Part tiled. Wooden flooring. Ample space for kitchen table and chairs. Integrated double oven, integrated fridge/freezer, integrated washing machine, electric hob, extractor fan. Plumbed for dishwasher. TV and phone points. Downlighters. Alarm system.

Bedroom One 10'5" x 10'2" (3.19m x 3.10m)

Double bedroom. Wooden flooring. Window to front of property. Door leading to family bathroom.

Bedroom Two 10'5" x 10'2" (3.19m x 3.10m)

Double bedroom. Wooden flooring. Window to rear of property. Phone point. Built-in double wardrobe with shelving and hanging space.

Bedroom Three 10'2" x 9'8" (3.11m x 2.88m)

Double bedroom. Wooden flooring. Window to rear of property. Built-in double wardrobe with shelving and hanging space.

Family Bathroom 4'2" x 13'5" (1.29m x 4.10m)

Cream three piece suite comprising of toilet, bath and wash hand basin with separate wet room area. Part tiled walls. Mirrored cabinet. Laminated flooring. Window to front of property.

WC 4'2" x 4'2" (1.29m x 1.29m)

White two piece suite comprising of toilet and wash hand basin. Window to front of property.

Entrance Porch 4'5" x 5'2" (1.35m x 1.59m)

Door leading to hallway. Storage area under stairwell

Outside Area

Mature gardens to front and rear of property. Rear garden with lawn and patio areas. Shed to remain. Both gardens well maintained. Access to rear garden via side pathway.

All blinds, curtains, light fittings and floor coverings to remain.

Home Report available (fee may apply)

EPC Rating – Band F

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.