

91 BURNSIDE ROAD, MINTLAW, AB42 5FF

OFFERS OVER £114,000



We are delighted to offer for sale this spacious and welcoming 3 bedroom, mid-terraced property with fully enclosed garden to rear. 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, 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**
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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.



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Lounge 12'3" x 13'8" (3.74m x 4.17m)

Spacious lounge with TV and phone points. Laminate flooring.

Kitchen/Diner 9'18" x 22'0" (2.96m x 6.71m)

Window to rear of property. Patio doors leading to rear garden. Floor and wall units. Tile effect Laminate flooring. Ample space for kitchen table and chairs. Integrated double oven, integrated fridge/freezer, integrated washing machine, tumble dryer and dishwasher, electric hob, extractor fan. TV point. Downlighters.

Bedroom One 11'9" x 11'10" (3.59m x 3.61m)

Double bedroom. Carpeted flooring. Window to rear of property. Built-in wardrobes with shelving and hanging space, separate overhead storage cupboards. Vanity Unit with large mirror and drawer storage at either side.

Bedroom Two 9'11" x 11'5" (3.03m x 3.50m)

Double bedroom. Carpeted flooring. Window to front of property. Built-in wardrobes with shelving and hanging space.

Bedroom Three 7'7" x 8'0" (2.33m x 2.44m)

Double bedroom. Carpeted flooring. Window to front of property. Built-in wardrobes with shelving and hanging space.

Family Bathroom 7'7" x 8'0" (2.33m x 2.44m)

White three piece suite comprising of toilet, bath and wash hand basin with separate electric steam jet shower. Mirrored cabinet around sink. Wooden flooring. Window to rear of property.

WC 2'3" x 4'5" (0.69m x 1.35m)

White two piece suite comprising of toilet and wash hand basin. Separate shower cubicle. Storage cupboard.

Outside Area

Gardens to front and rear of property. Rear garden with lawn and patio areas. Foundations for shed. Driveway to front of property.

All blinds, curtains, light fittings and floor coverings to remain apart from curtains in Living Room.

Home Report available (fee may apply)

EPC Rating – Band D

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.