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13 FARQUHAR STREET, INVERBERVIE, DD10 0RD



**Two Bedroomed Semi Detached Cottage
in Coastal Village**

OFFERS OVER
£167,000

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Accommodation Overview

Entrance Vestibule, Family/Dining Room, Kitchen, Inner Hall, Lounge, Utility Room, Two Bedrooms, Conservatory and Bathroom. Front and Rear Gardens.

Enjoying a central yet peaceful location in the popular village of Inverbervie, we are delighted to offer for sale this cosy and deceptively spacious semi detached cottage. With gas central heating and double glazing throughout, the accommodation comprises a lounge with stunning open fire and bay window frontage, the good sized family/dining room is on open plan with the kitchen which is fitted with a good range of wall and base units with all kitchen appliances being included in the sale. The accommodation also includes two good sized bedrooms, a conservatory, a well appointed family bathroom and a useful utility room. Outside, there are front and rear gardens with plenty on-street parking to the front. Viewing of this property is highly recommended to fully appreciate the spacious accommodation on offer.



Entrance Vestibule

A partly glazed wooden exterior door gives access to the carpeted entrance vestibule which leads to all accommodation. A concealed cupboard houses the consumer unit. Fifteen pane glazed door leads to the family/dining room.

Family/Dining Room

4.51m x 4.08m (14'8" x 13'4") approx.

This bright carpeted room has ample space for lounge and dining furnishings with a bay window providing views out to the front of the property. Built-in low level cupboard houses the boiler. Access hatch to partially floored loft.

Kitchen

3.59m x 3.07m (11'7" x 10'0") approx.

An archway leads to the kitchen which is on open plan with the family/dining room. Fitted with a good range of wall and base units with ample worktop space incorporating a 1.5 stainless steel sink. Splashback tiling. Vinyl flooring. Spotlights. A window overlooks the side of the property. The free standing cooker and fridge are both included in the sale.



Inner Hall

Providing access for the remaining accommodation, this hallway has a partially glazed exterior door giving access to the side of the property and the rear garden.

Lounge

5.52m x 4.45m (18'11" x 14'6") approx.

With a bay window to the front with attractive window seat, this well proportioned lounge has a stunning open fire with cast iron fireplace with mantel providing a lovely focal point to the room. Good space for free standing lounge furniture. TV point.

Utility Room

2.06m x 1.28m (7'6" x 4'2") approx.

This useful centrally set utility room is situated off the hallway and is fitted with base units with work surfaces and space for white goods. Free standing washing machine and freezer are to be included in the sale. Vinyl flooring.

Double Bedroom 1

3.40m x 2.84m (11'2" x 9'3") approx.

This good sized carpeted double bedroom with neutral décor is fitted with a double wardrobe with mirrored sliding doors. Light fitment with fan attachment. Space for free standing bedroom furniture.



Bedroom 2

2.83m x 2.52m (9'3" x 8'5") approx.

This carpeted bedroom is located to the rear of the property with good space for free standing furniture.

Conservatory

3.90m x 2.92m (12'8" x 9'6") approx.

French doors lead into the conservatory from bedroom one. Windows on three sides allow plenty natural light into the area and provides lovely views of the private rear garden. TV point. Laminate flooring. Patio doors gives access to the rear garden. New roof fitted in February 2023.

Bathroom

2.06m x 1.98m (6'8" x 6'5") approx.

This well appointed partially tiled bathroom is fitted with a white suite comprising w.c, wash hand basin and bath with an over bath Mira shower and shower curtain. Opaque window. Vinyl flooring. Wall mounted mirror.



Outside

To the front, steps lead up to the front door of the property with a low maintenance garden surrounding with established shrubs and trees. A side gate provides access to the fully enclosed rear garden providing a safe area for both children and pets. The rear garden has stone chips and a paved pathway and is laid to lawn with mature trees and well established borders with patio areas for enjoyment of al fresco entertaining during the warmer months. Keter outside store and some free standing plant pots to remain. Outside power point and tap.

Location

Inverbervie is a pleasant coastal town lying approximately 11 miles south of Stonehaven and within easy commuting distance of both Aberdeen and Montrose. The town is well served by shops, a leisure centre and medical centre. Primary schooling is available locally while secondary education is available at Mackie Academy in Stonehaven or at Mearns Academy in Laurencekirk.

Directions

From Stonehaven take the A92 coastal route to Montrose. On entering the village of Inverbervie, take the second left into Kirkburn and then turn first right and the property is on the right hand side, as indicated by our For Sale board.

Notes

Gas central heating. Double glazing. EPC=F. To be sold including all floor coverings, curtains, blinds, light fittings, free standing cooker and all white goods.

Viewing

Please telephone 07545 980647 or the Selling Agent's Stonehaven office.

Office Reference: NEM/LM/Stonehaven

WHILST THESE PARTICULARS ARE BELIEVED TO BE CORRECT, THEY ARE NOT GUARANTEED AND ARE NOT TO FORM PART OF ANY CONTRACT OF SALE.



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