



Woodend Cottage, Slackhead, Enzie, Buckie, Banffshire. AB55 5BJ
Guide Price £315,000

Woodside Cottage: An inviting, well-appointed, 4-bedroom family home with lovely garden grounds, just beyond the boundary, a 10 acre wood as a backdrop and sea views a field away.

*A one bedroom cottage known as The Bothy and garden grounds also available, possibly by separate bargain. **Guide Price £95,000**



Miller Stewart
INDEPENDENT
ESTATE AGENTS



Woodend Cottage, Slackend, Enzie, Buckie Banffshire AB 56 5BJ

Guide price **£315,000**

Woodend Cottage is a traditionally stone built house with a generous modern extension added in 2008.

Accommodation comprises a central entrance hallway, sitting room, kitchen / family room, dining room, utility room, ground floor bedroom and ground floor family bathroom. Whilst on the first floor, an office area, a master bedroom with dressing room and en-suite, 2 further bedrooms, and shower room with w/c.

Professionally maintained (James Bruce Joiner) and beautifully decorated. Double glazing windows and gas central heating throughout. A multi fuel Rayburn in the kitchen, which also heats the hot water and part of the central heating system. A faux gas fire set in the fire place of the sitting room.

Historically the grounds supported a market garden, has been mainly laid out to lawn with the fruit trees retained in the orchard area in from of the bothy.



Woodend Cottage details:

Hallway: Directly from the front of the property through the hardwood door. The hallway gives access to the sitting room, downstairs bedroom and through to the inner hallway.

A staircase with fitted runner and wooden banister gives access to the first floor.

Sitting room: 3.5m x 4.9m (11'9" x 15'11") Naturally lit by the dual aspect windows overlooking the grounds to the front and side of the property. A faux coal gas fire set in the original fire place with a decorative panel and wood surround and granite hearth. Features traditional finishes including hardwood panel doors and decorative ceiling coving. Also features a large storage cupboard.

Ground floor bedroom: 3.5m x 5m (11'9" x 16'7")

Located at the opposite end of the inner hallway is a second ground floor public room. Could be used as a bedroom, second sitting roomer home office. Two inbuilt storage cupboards.

The inner hallway leads past a useful under stair cupboard and on to the

Downstairs bathroom: 2.2 m x 2.2 m (7'4" x 7'4")
Fitted with a white three piece suite incorporating a high level flush to the w/c. A wall mounted towel rail. Fully tiled to the dado rail. Next along the hallway the

Utility room: 2.3m x 2.1m (7'5" x 6'10")

The utility has a sink, storage units, plumbing for washing machine and a huge separate storage/linen cupboard.

Kitchen/family room: 5.8m x 8.2m (19' x 27')

The generous sized room lends itself to the being the hub of this lovely home. Filled with natural light from dual aspect windows and twin patio doors which lead to a large paved courtyard area. The kitchen has a range of floor units including an island with matching work top ideal for food preparation and informal dining. A multi fuel Rayburn, dishwasher and integral oven. The generous family area is open plan to the kitchen area and overlooks the courtyard area.

Dining room: 3.7m x 3.3m (12'2" x 12')

Accessed from the kitchen via a glass panel door offering ample space for formal family dining and entertaining. Naturally lit with dual aspect windows. Two large cupboards.

On the first floor off the landing a walk through are that currently functions as a home office. Naturally lit by the overhead Velux window.

Master bedroom: 4.3m x 3.5m (14'1" x 11'9")

Impressive in proportion with triple aspect views overlooking the garden to the rear and sides. Twin fitted walk in wardrobes and fitted carpet.

En-suite: 2.4m x 1.5m (7'10" x 5')

Has a large walk in shower and a white two-piece suite comprising a w/c and pedestal sink.

Bedroom 2: 3.6m x 5m (11'9" x 16'6")

A well - proportioned double room looking over the grounds to the front of the property. Fitted double wardrobe.

Bedroom 3: 3.6m x 5m (11'9" x 16'6")

A front facing double bedroom with large storage area.

Shower room: 2.4m x 2.4m (7'10" x 7'10")

Fitted with a large walk in shower and a white two-piece suite comprising a w/c and pedestal sink.

Grounds: Amounting to approximately 2,505 m2. Mainly laid out to lawn and gravel parking for cars. A garden shed with electric supply, hen house and run.

A courtyard off the kitchen / family room laid out with slabs ideally place for the afternoon sun and outdoor entertaining. A tarred driveway lead off the shared access roadway from the main road.

EPC C

Council Tax C

* **As part of the sale** or by separate bargain: adjacent to the Woodside Cottage is "The Bothy".

A detached one-bedroom property. Accommodation comprises hall, kitchen, shower room, bedroom, sitting room & integral sun room. Gas central heating with gas fire in the sitting room, double glazing throughout.

Could lend itself to a family annex or holiday let, self-catering accommodation. The properties are on the recently launched and publicised North East 250.

Guide Price £95,000

To the rear overlooks the courtyard and on to the woodland. Whilst the front overlooks a garden area and orchard area with orchard fruit trees including apple (Verity), plum and cherry. Car parking directly off the shared access drive.

EPC: D

Council Tax: B

Area overview

Note 1:

Included in the asking price will be all fitted carpets and floor coverings, wardrobes, light fittings and blinds.

Note 2:

Whilst believed to be correct, these particulars do not and cannot form part of any contract. The measurements have been taken using a sonic tape measure and therefore are for guidance only. The mention of appliances, white goods, services etc. does not imply that they are efficient and in full working order.

Note 3:

Viewing which is highly recommended to see this lovely home and grounds for any assistance and further information, please contact the selling agents on: 01343 642042 or direct mobile: 07770 273276

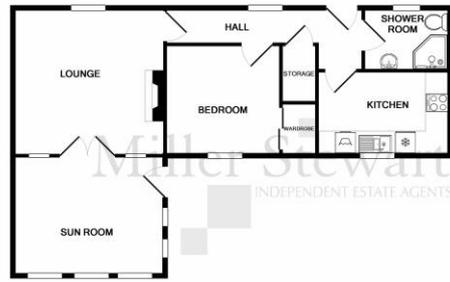
Email: harryfordyce@millerstewart.com

Note 4:

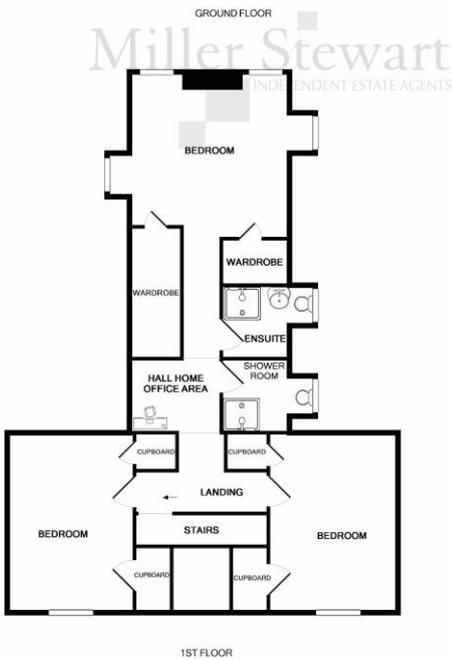
INTEREST: It is important your solicitor notifies this office of your interest, otherwise the property may be sold without your knowledge.

Note 5:

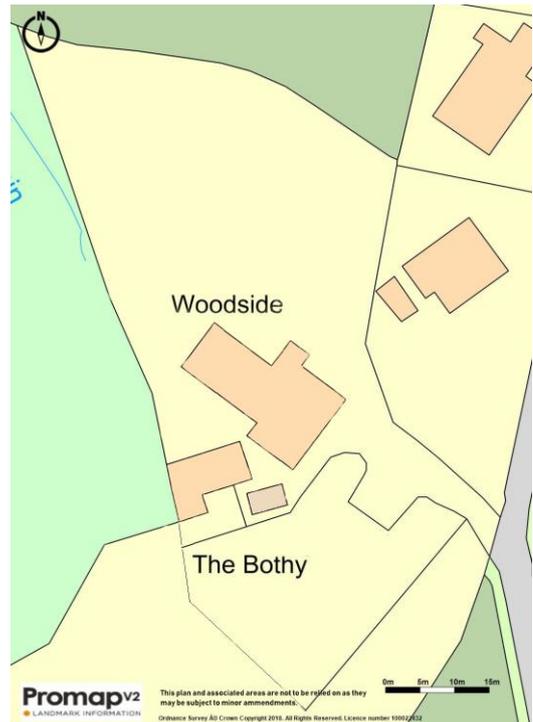
OFFERS: Should be submitted to:
Miller Stewart Independent Estate Agency Network,
Unit 1, Tyock Business Centre,
Elgin, IV30 1XN
Fax No: 01343 642043



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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This plan and associated areas are not to be relied on as they may be subject to minor amendments.
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