

3 HILLVIEW, ORDIQUHILL, CORNHILL, BANFF, AB45 2EX



OFFERS OVER

£115,000

HOME REPORT

VALUATION £115,000

We are delighted to offer for sale this **SEMI DETACHED** dwelling house in the rural location of Ordiquhill surrounded by beautiful countryside. The property has been well maintained throughout and benefits from three bedrooms and a double garage to the rear of the property. Viewing is highly recommended to appreciate the location and accommodation within



MurdochMcMath&Mitchell
Solicitors & Estate Agents

Ordiquhill is approximately 2 miles from the village of Cornhill and approximately 13 miles to the Town of Huntly and approximately 10 miles from the Town of Banff. There is a Primary School close to the property. Leisure, recreational and shopping facilities can be found in Banff, Keith, Turriff and Huntly. Rail links can be found in Keith and Huntly.

The Accommodation Comprises:

3 Hillview is entered through a partially glazed door into the Hallway. There is cupboard with meters. Radiator. Doors leading to the Bathroom, Dining Kitchen and Living Room.



Living Room – Measuring 4.87m by 3.37m or thereby

The Living Room has windows to the front. Open stone fireplace with electric fire insert. Radiator.



Dining Kitchen – Measuring 5.08m by 2.97m or thereby

Fitted with wall and base units with built in cupboard housing the boiler and shelves. Sink with mixer tap and drainer. Integrated oven with hob and extractor above. Windows overlooking the rear garden. A glazed door leads into the Utility Room. Two radiators.



Utility Room – 3.15m by 2.35m or thereby

The Utility Room has a selection of wall and base units. Space for appliances. There is a window to the side and door leading to the rear garden. Stainless steel sink with mixer tap and drainer. Radiator. Tiled flooring.



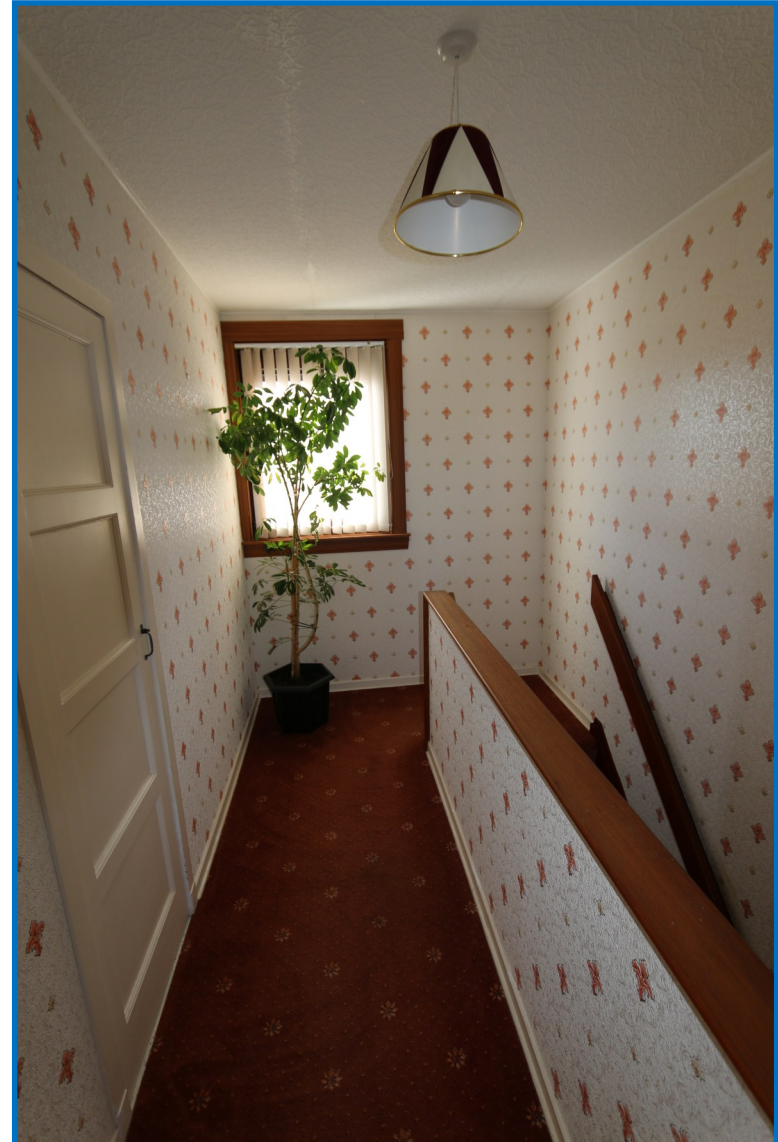
Bathroom – Measuring 1.99m by 1.84m or thereby

Modern bathroom with windows to the side. Three piece suite comprising W.C., wash hand basin and bath with shower above. Wet wall panels.



Upper Floor

A carpeted staircase leads to the Upper Floor. There is a window to the front. Fitted cupboard with shelves. Radiator. Hatch to the loft.



Bedroom One – Measuring 4.31m by 2.80m or thereby

This bright bedroom has windows to the front with views across the countryside. Built in wardrobe with rail. Fitted wardrobes and drawers providing ample storage. Radiator.



Bedroom Two – Measuring 3.53m by 3.16m or thereby

Double bedroom with windows to the rear. Built in cupboard with shelves. Radiator.



Bedroom Three with En-Suite – Measuring 2.92m by 2.54m or thereby

Bedroom three has a window to the rear. Radiator. **En-Suite Shower Room – Measuring 3.10m by 1.09m at the widest point or thereby.** The En-Suite Shower Room has a W.C., pedestal wash hand basin and separate shower with “Mira Sport” shower and wet wall panels. Fan. Window to the side.



Views from the rear of the property

Outside

3 Hillview has a well maintained garden to the front. There is an area of lawn with shrub borders. A path leads to the front door and along the front of the property. Outside water tap. There is a large driveway laid with chipped stones. This leads to a lean-to Car Port and detached double Garage. **The Garage measures 6.01m by 5.43m or thereby.** There is power and lighting in the Garage. Work bench. Concrete floor and power points.



At the rear of the property there is a patio area ideal for outdoor dining. Steps lead down to an area of lawn.



FEATURES

- **SEMI DETACHED DWELLING HOUSE**
- **THREE BEDROOMS**
- **WELL MAINTAINED THROUGHOUT**
- **DETACHED DOUBLE GARAGE**
- **OFF STREET PARKING**
- **OIL FIRED CENTRAL HEATING**
- **VIEWS OF BEAUTIFUL COUNTRYSIDE**
- **VIEWING HIGHLY RECOMMENDED**

Viewing: By Arrangement with subscribers

Price Guide: Offers Over £115,000

Entry: By Mutual Arrangement



While the foregoing particulars are believed to be correct they are not guaranteed (and the measurements are for guidance only) and prospective offerers should satisfy themselves on all aspects concerning the subjects before offering. The Subscribers, as Agents for the Seller, may fix a closing date for offers in respect of which they will notify all parties who have noted an interest with the Subscribers. The Seller reserves the right to accept any offer prior to such closing date and no responsibility will be accepted for expenses incurred by prospective purchasers in the event that the property is previously sold let or withdrawn. The photographs appearing in this Schedule obviously show only certain parts and aspects of the property, which may have changed since taken. It should not be assumed that the property remains as displayed and no assumption should be made in respect of those parts, which are not shown in the photographs.

E. & O.E.

**Murdoch, McMath & Mitchell,
Solicitors & Estate Agents,
27/29 Duke Street, Huntly.
Tel: (01466) 792291**