

11 Stewart Way, Alford
AB33 8UB

OFFERS OVER £155,000

peterkins













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- Spacious Lounge
- Modern Kitchen
- Two Bedrooms
- Shower Room
- Double Glazing
- Oil Central Heating
- Solar Panels
- Close to Local Amenities

Viewing contact Peterkins
(01466) 799352

Council Tax:C
EPC: B
Freehold

We are delighted to offer for sale this well-presented two-bedroom property, offering spacious and versatile accommodation with excellent storage throughout. The bright and welcoming living room features a large picture window overlooking the front, while the kitchen is fitted with a range of units, integrated appliances, with space for additional white goods. The property further benefits from a contemporary shower room, two well-proportioned bedrooms, including a master bedroom with built-in storage, and a second bedroom with a generous triple wardrobe.

Externally, the property boasts easily maintained gardens, with a stone-chipped front garden, tarred driveway, and single garage. The enclosed rear garden provides a private and sunny outdoor retreat, featuring a lawn, patio area, summer house, and mature planting. Additional benefits include oil central heating, solar panels helping to improve energy efficiency, and new windows and entrance door installed. The good-sized garage offers excellent storage potential with power and lighting.

Entrance: Entering the property from the side, the entrance leads into an L-shaped hallway providing access to all rooms. The hallway benefits from tile effect laminate flooring, a loft hatch, smoke detector, and a useful storage cupboard housing the meter and fuse board.

Living room: 10’4” X 15’0” (3.15 m × 4.57 m)
A spacious room featuring a large picture window overlooking the front, complete with a deep windowsill. There is ample space for a range of furniture, and the room benefits from a single ceiling light, a smoke detector, and durable laminate flooring.

Kitchen: 8’7” X 10’4 (2.62 m × 3.15)
The front-facing kitchen is fitted with a range of base and wall units complemented by coordinating worktops. There is space for a washing machine and fridge freezer, while a stainless steel sink is positioned beneath the window. The kitchen also features an integrated oven with a ceramic hob and extractor hood overhead, along with tile effect laminate flooring. Additional features include a radiator and a heat detector.

Shower Room: 6’4” X 5’6” (1.93 m × 1.68 m)
The bathroom is fitted with a walk-in shower enclosure featuring a partial glass screen, a mains-fed shower, and Aqua Panel wall surrounds. A cream WC and wash hand basin with a mirror above complete the suite. Additional features include tile effect laminate flooring, a radiator, a single ceiling light, and a frosted window, providing both natural light and privacy.





Bedroom 1: 11’8” X 8’8” (3.56 m × 2.64 m)
A spacious master bedroom featuring a built-in double wardrobe with glazed hinged doors, providing excellent storage. An additional built-in cupboard houses the hot water tank. Further features include laminate flooring, a radiator, and a single ceiling light.

Bedroom 2: 8’5” X 8’4” (2.57 m × 2.54 m)
Completing the accommodation is the second bedroom, which benefits from excellent storage with a large triple wardrobe featuring mirrored sliding doors. Further features include laminate flooring, a radiator, and a single ceiling light.

Outside: The front garden is designed for ease of maintenance, featuring a stone-chipped area and a tarred driveway leading to the single garage. To the rear, the enclosed garden is predominantly laid to lawn with a patio area positioned to make the most of the sun, alongside a summer house that provides an ideal space for relaxing or entertaining. The garden is bordered by mature shrubs and planting, while high-level fencing offers a good degree of privacy.

The single garage (18'7" x 9'0") is a generous, versatile space featuring an up-and-over door, power and lighting, a window, and a side door providing direct access to the garden. A water tap is also installed, while the roof rafters offer useful additional storage space.

After a reasonable period of advertisement, a closing date for offers may be fixed and all parties who have **SPECIFICALLY** registered an interest will be advised. Notwithstanding the foregoing, the sellers reserve the right to enter negotiations and conclude a bargain with any interested individual. All offers should be addressed to Messrs Peterkins, Solicitors, 3 The Square, Huntly.

Do you want the best mortgage for you?
A Mortgage Advisor from our offices will be pleased to provide you with mortgage advice and recommendations unique to your individual circumstances. With our mortgage sourcing system we will review the best deals available from the UK’s banks and building societies. For a free mortgage appointment, contact financial@peterkins.com or telephone 01466 799352. We may not be able to act for purchasers of the particular property. Authorised and Regulated by the Financial Conduct Authority. Your home may be repossessed if you do not keep up repayments on your mortgage. Written quotations are available on request.

All measurements have been taken using a sonic tape measure and therefore may be subject to a small margin of error. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

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Huntly
Tel 01466 799352 Fax 01466 792241 Email huntlypropshop@peterkins.com