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LAW PRACTICE

Distillery Cottage, 28 Bridge Street, New Byth AB53 5XB
£199,000 any reasonable offer

Property summary

We are pleased to present this spacious, semi-detached five-bedroom home nestled on the outskirts of the picturesque village of New Byth.

Spread across two split levels, the ground floor comprises a lounge, an inviting open-plan dining kitchen, snug/study, bedroom 1, bathroom, and access to the basement. The first floor features four double bedrooms. Boasting double-glazing, oil central heating, and ample storage throughout, this property offers both comfort and convenience. Outside, there is a large area of garden laid to lawn, with a summer house, two stable blocks and approximately one acre of land available by separate negotiation.

The property is decorated in neutral tones throughout, providing prospective purchasers with the opportunity to personalise the space to their own tastes and preferences. All fitted floor coverings and light fittings are to be included in the sale.

Full details

Entrance Hall

Access to the property is provided via an exterior door fitted with glazed pane. The hallway leads to the lounge, dining kitchen, bathroom, snug/study, and ground floor bedroom. There are two sets staircases provide access to the four first floor bedrooms.

Lounge 4.89m x 3.69m

A spacious and bright lounge featuring two shelved alcoves, a large window overlooking the front of the property, and a wooden inset mantelpiece with a closed-off fireplace.

Open Plan Kitchen/Dining Room 4.86m x 3.44m

Fitted with a selection of base and wall units with contrasting worktops. Features a sink with a drainer and mixer tap, an integrated under-counter dishwasher, fridge/freezer, electric hob, and oven with an overhead extractor fan. This versatile space offers potential as a dining or family area, with a large window overlooking the front of the property. A door leads to the basement, which extends the full length of the house. The current owner has utilised the basement as a utility room and storage space, with an additional door leading to the side of the house.

Snug/Study 3.78m x 4.43m

A cosy room with a window overlooking the front of the property, complete with a window seat, a fireplace and a built-in cupboard providing storage.

Type: Semi-Detached House, House With Land

Availability: For Sale

Bedrooms: 5

Bathrooms: 1

Reception Rooms: 2

Parking: Driveway, Off Road Parking

Outside Space: Front Garden, Rear Garden

Council Tax Band: C

Bedroom 1 3.78m x 3.64m

A spacious double bedroom with windows overlooking the front, allowing for an abundance of natural light.

Bathroom 2.05m x 1.77m

Comprising a bath with an overhead shower, W.C., and wash hand basin. The bathroom also benefits from under floor heating.

Bedroom 2 4.01m x 3.81m

This spacious double bedroom features twin windows overlooking the front, inviting in natural light. The room is finished with a fitted carpet.

Bedroom 3 3.82m x 3.81m

Another comfortable double bedroom, boasting twin windows to the rear. Like bedroom 2, it is finished with a fitted carpeted.

Bedroom 4 4.01m x 3.82m

This double bedroom offers ample space and features a bay window at the front, adding character to the room. It is furnished with a fitted carpet.

Bedroom 5 3.82mx3.81m

Similar to bedroom 4, this double bedroom also features a bay window at the front, providing a charming focal point. It is carpeted for added comfort.

Outside

The rear garden area is laid to lawn with a summerhouse. A driveway to the side of the property provides parking for multiple vehicles. Beyond the garden, two stable blocks are included with the property, while approximately one acre of additional land is available by separate negotiation.

Type: Semi-Detached House, House With Land

Availability: For Sale

Bedrooms: 5

Bathrooms: 1

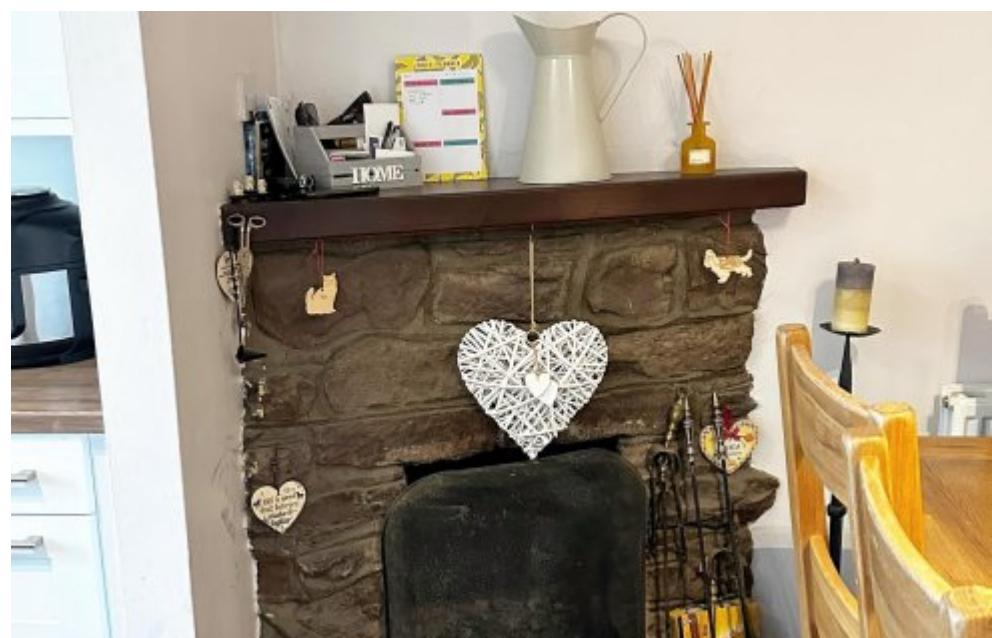
Reception Rooms: 2

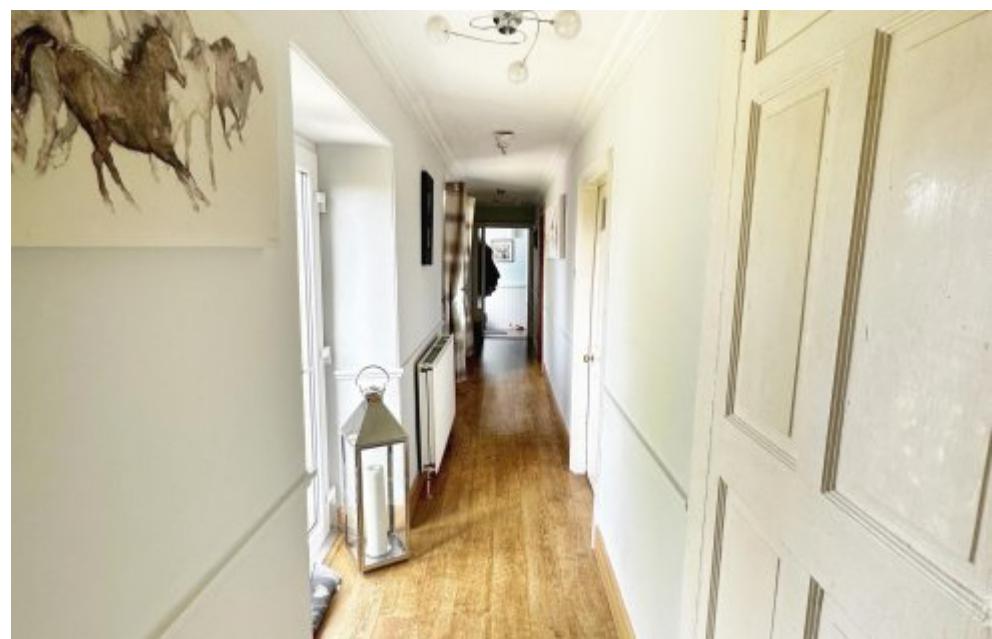
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