

**Morven
11 Harbour Street
Boddam
AB42 3AU**



OFFERS OVER - £210,000

We are delighted to offer for sale this 5 bedroom end terraced two storey and attic house with the added benefit of a 1 bedroom self contained granny flat.

The property comprises 5 double bedrooms, kitchen with dining area, living-room, sun lounge, 2 family bathrooms, 1 en-suite shower room. The property is in immaculate condition throughout with high quality fittings and fixtures, ample storage, stunning views over harbour, double glazing throughout, combi-boiler, extra length garage, garden to the rear. The granny flat has its own entrance and comprises 1 double bedroom, dining kitchen and shower room. Viewing is essential to appreciate what this property has to offer.



Kitchen



Family Bathroom 1



Alternative view of Kitchen



Family Bathroom 2



Living Room



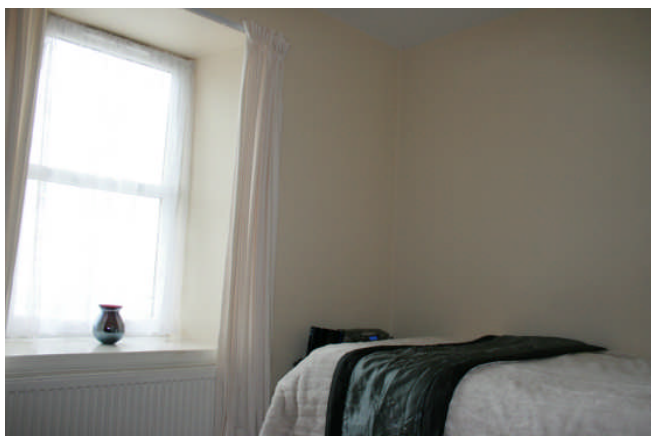
Sun Lounge



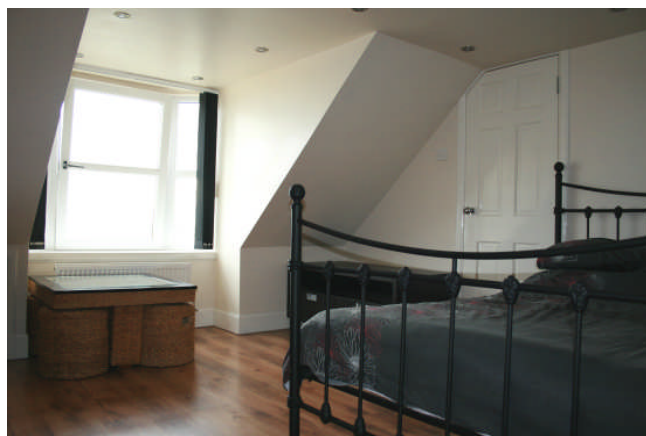
Alternative view of Living Room



Bedroom 1



Bedroom 3



Bedroom 4



En Suite Shower Room



En Suite Shower Room



Hall

Kitchen – 18'7" x 13'0" – 5.67m x 3.97m – Black gloss floor and wall units, built in double oven, NEF induction hob, microwave, NEF coffee machine, instant hot water tap, wood effect worktops, plyth heaters, dining area, windows to front and rear, granite floor tiles

Living Room – 17'8" x 14'3" – 5.41m x 4.37m – Feature wallpaper, fireplace, fireplace and furniture can be purchased by separate negotiation, windows to front and rear, double doors leading to hallway, carpet

Family Bathroom 1 – 9'7" x 8'7" – 2.93m x 2.62m – White suite, large Jacuzzi bath with shower head, sink on pedestal, designer heated towel rail, window to rear, marble flooring

Family Bathroom 2 – White 3 piece suite, shower over bath, heated towel rail, tiled floor

Sun Lounge – 13'9" x 8'6" – 4.21m x 2.61m – TV point, window to rear, door to rear garden, travertine flooring

Bedroom 1 – 12'0" x 12'11" – 3.67m x 3.95m – Double bedroom, large walk in wardrobe with shelves and railings, 2 alcoves, window to front, laminate flooring.

En-Suite Shower Room – White suite, Shower Steam Enclosure, storage units, heated towel rail, granite flooring

Bedroom 2 – 12'7" x 12'2" – 3.85m x 3.75m – Double bedroom, built in storage cupboard, window to front, laminate flooring

Bedroom 3 – 8'2" x 9'10" – 2.51m x 3.01m – Double bedroom, phone point, window to front

Bedroom 4 – 13'4" x 12'11" – 4.07m x 3.95m – Double bedroom, phone and TV points, storage cupboard, window to front

Bedroom 5 – 14'9" x 15'6" – 4.52m x 4.74m – Double bedroom, storage cupboard housing gas boiler, TV and phone points, hatch to attic, window to front, laminate flooring

Granny Flat

Kitchen -16'1" x 9'0" – 4.12m x 2.77m – Wooden floor and wall units, seating area, window to side, door to rear, laminate flooring

Bathroom – Shower unit, toilet, sink, radiator, extractor fan, lino flooring

Bedroom – 13'4" x 8'7" – 4.08m x 2.62m – Double bedroom, 2 storage cupboards, windows to front and side



Granny Flat



Granny Flat

All integrated appliances, light fittings, blinds, floor coverings and some curtains are included in the sale.

Viewing – by appointment – contact selling agent 01779 477388 or Mrs Boardman - 07735256764

Whilst these particulars have been prepared with care and are believed to be accurate, no liability for any errors or omissions therein or the consequences thereof shall be accepted by the selling agent.

Home Report available (fee may apply)



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