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4 BADENSCOTH COTTAGES ROTHIENORMAN INVERURIE



RENTAL £475 PCM / DEPOSIT £475

4 Badenscoth Cottages is a traditional 2 bedroom, semi detached cottage, enjoying a private rural setting.

The property offers cosy accommodation to include a good sized sitting room, with focal point fireplace housing a wood burning stove. The kitchen is attractively presented with modern base and wallmounted units, with contrasting snubnosed worktops and tiled splashbacks around the worksurface areas. The shower room is located on the ground floor and the two double bedrooms are upstairs.

There is an easy to maintain, small garden, situated at the rear. This is presented in grass, a stone chipped parking area, provides parking for up to three vehicles.

The property has oil central heating, with in addition the wood burning stove in the sitting room.

Preference will be given to a long lease **minimum** six months. The Landlord will give consideration to pets.

Accommodation in detail:-

ENTRANCE HALLWAY UPVC door to side, entering into a spacious hallway, Radiator.

SITTING ROOM 4.35m x 4.22m (14'3" x 13'10") This is a well presented room, with window to rear. Focal point fireplace, housing a log burning stove. Decorative ceiling beams. Built-in shelved storage cupboard. Radiator.



KITCHEN 3.47m x 2.40m (11'4" x 7'10") This is a galley style kitchen, fitted with modern base and wallmounted units, with contrasting snubnosed worktops and tiled splashbacks above. Space for automatic washing machine and electric slot-in cooker. 1 ½ bowl stainless steel sink and drainer, mixer tap. C.H. boiler. Tiled floor.



SHOWER ROOM Fully tiled corner shower cubicle. Pedestal whb and w.c. Electric heater. Ceiling light.

UPSTAIRS: Landing - skylight.

BEDROOM 1 4m x 3.3m (13'3" x 10'9") Pendant light. Radiator.

BEDROOM 2 4.22m x 3.16m (13'10" x 10'4") Built-in storage cupboard. Pendant light. Radiator.

OUTSIDE: There are easily maintained gardens, mainly set out in grass. A stone chipped driveway provides parking for up to three vehicles.

LOCATION 4 Badenscoth Cottages is situated in a quiet rural setting, with open views over the surrounding countryside. The property is situated approximately 12 miles from Inverurie.

COUNCIL TAX Band A

REFERENCES Three references will be required prior to a Lease being offered, these will include financial and character references.

LEASE A Short Assured Tenancy will be offered, with a minimum **six** month term. Although preference will be given to a longer lease.

DIRECTIONS From Inverurie travel on the B9001, continuing through Rothienorman. Continue a further three miles or so, passing Badenscoth Nursing Home on the right, go round the sharp right hand bend and just before the next left hand bend, the turn off for Badenscoth Cottages is straight ahead. No. 4 is the first cottage on the right hand side.



VIEWING By appointment through the letting agents.

ENTRY An early entry date can be offered.

OFFERS TO Messrs. Brown & McRae, Solicitors, Turriff.

NOTE: While the foregoing particulars are believed to be correct they are not guaranteed and all interested parties should satisfy themselves on all points before offering