



FORBES PROPERTY
PROPERTY, LETTING & MORTGAGE ADVICE

HOUSE FOR SALE

**Tynamar, 15 North Street
Strichen AB43 6SX
Offers over £120,000**

Property Features

- ✓ DETACHED HOUSE
- ✓ 2 BEDROOMS
- ✓ 1 BATHROOM
- ✓ DOUBLE-GLAZING
- ✓ REAR ENCLOSED GARDEN
- ✓ SOLAR PANELS
- ✓ AIR SOURCE HEATING
- ✓ GARAGE
- ✓ DRIVEWAY
- ✓ EPC RATING B
- ✓ COUNCIL TAX BAND B
- ✓ CLOSE TO ALL AMENITIES
- ✓ CLOSE TO SCHOOLS



About The *Property*

A charming 2-bedroom detached house ideally located in the country village of Strichen. This well-presented property features modern comforts, including solar panels and air source heating, offering energy efficiency and reduced running costs. Conveniently positioned, it provides easy access to schools and local public transport, making it an excellent choice for families or first-time buyers. This property benefits from a good-sized garage.

Accommodation Key Features

Spacious Bedrooms:

Perfect for families, this home boasts two spacious bedrooms across one level, offering comfort and flexibility for every lifestyle. Bright and airy, each room features large windows that invite natural light, creating a warm and welcoming retreat for all. The rooms benefit from built-in wardrobes with mirror doors which saves space.

Close to All Amenities:

This property is in the Prime Location in Strichen offers a wide range of amenities, including schools, a college, shops.

Rear Enclosed Garden:

The property features a secure, gated rear garden offering low maintenance for those with busy schedules. The garden can be ideal for those who stay at home.

Easy Access for Travel:

Accessibility to major roads, highways, or transport hubs ensures smooth travel for residents. Whether commuting to work or embarking on weekend getaways, the property's location offers convenience for travellers.

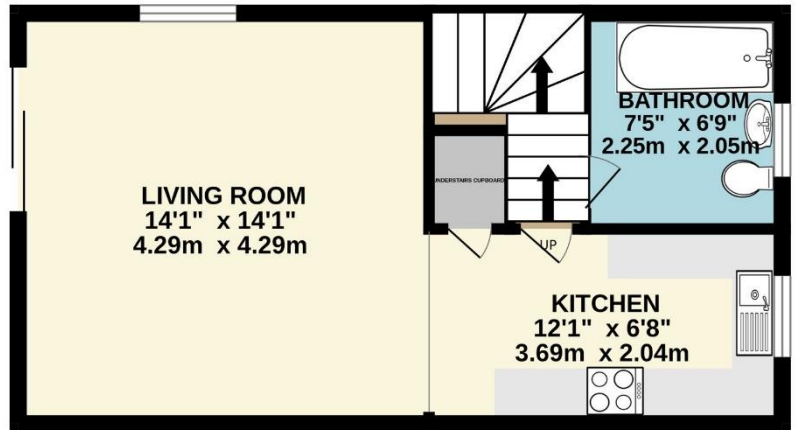
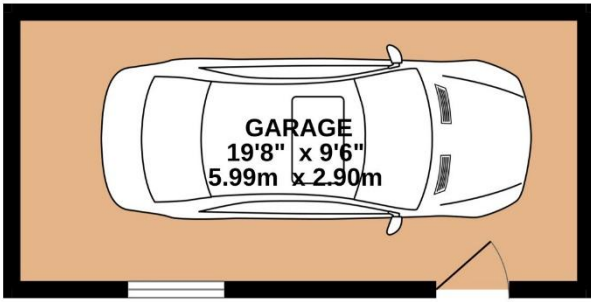
Strichen Lodge:

Set within the picturesque Strichen Community Park, Strichen Lodge is a beautifully restored former shooting lodge dating back to 1821. Rebuilt in 2011, the property now operates as a charming restaurant and coffee shop, surrounded by tranquil woodland walks, a peaceful loch with resident swans and ducks, and dog-friendly parkland. A unique opportunity combining historic character with a stunning natural setting. Strichen Community Park is a popular spot for visitors and locals alike.

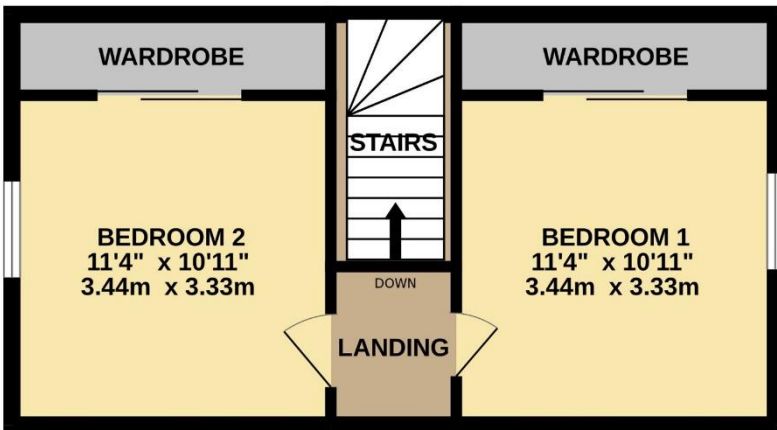
This Home Won't Last—Schedule a Tour Today !!!!!

Floor plan

GROUND FLOOR
555 sq.ft. (51.5 sq.m.) approx.



1ST FLOOR
554 sq.ft. (51.5 sq.m.) approx.



TOTAL FLOOR AREA : 1109 sq.ft. (103.0 sq.m.) approx.

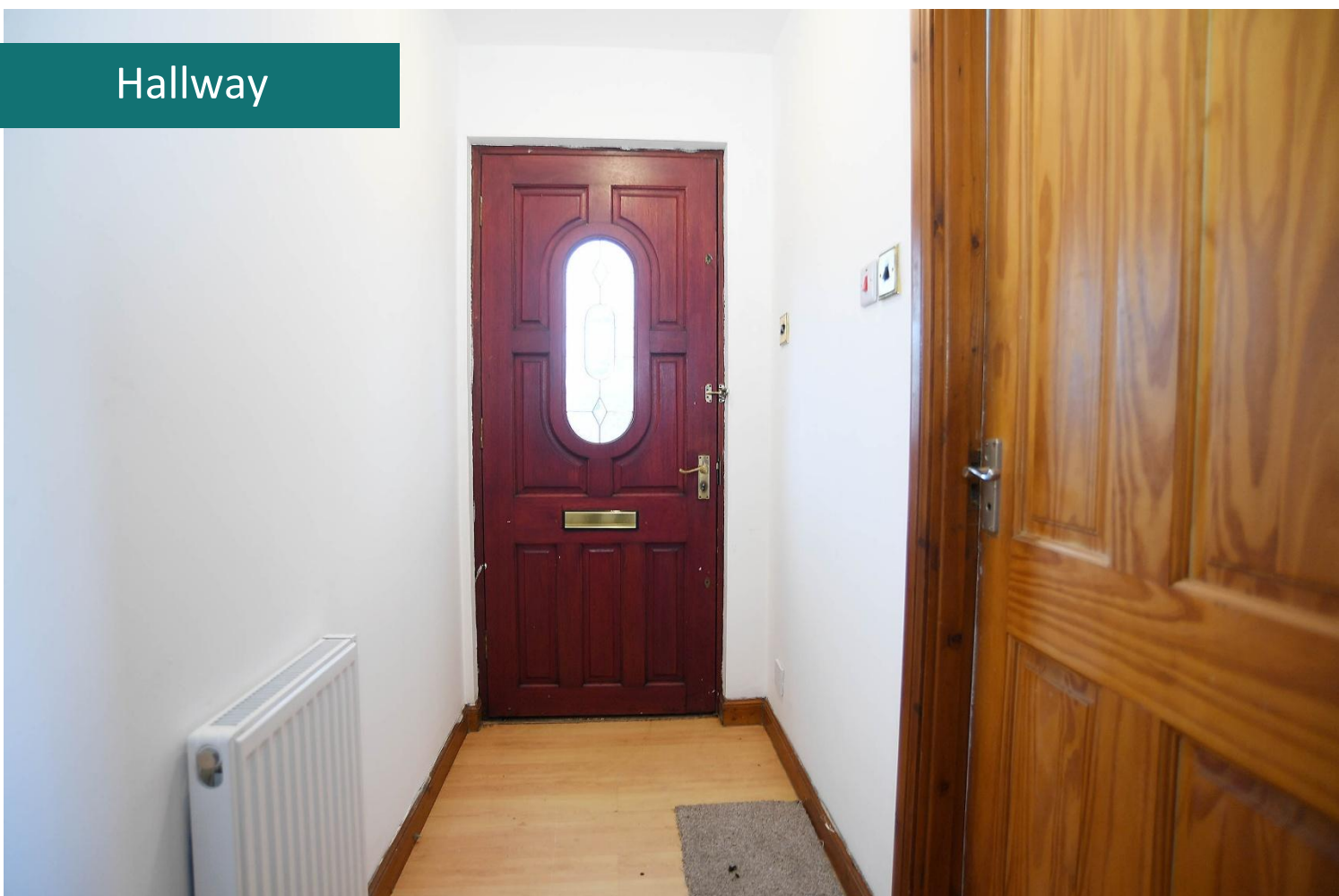
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Front Entrance



Hallway



Bathroom



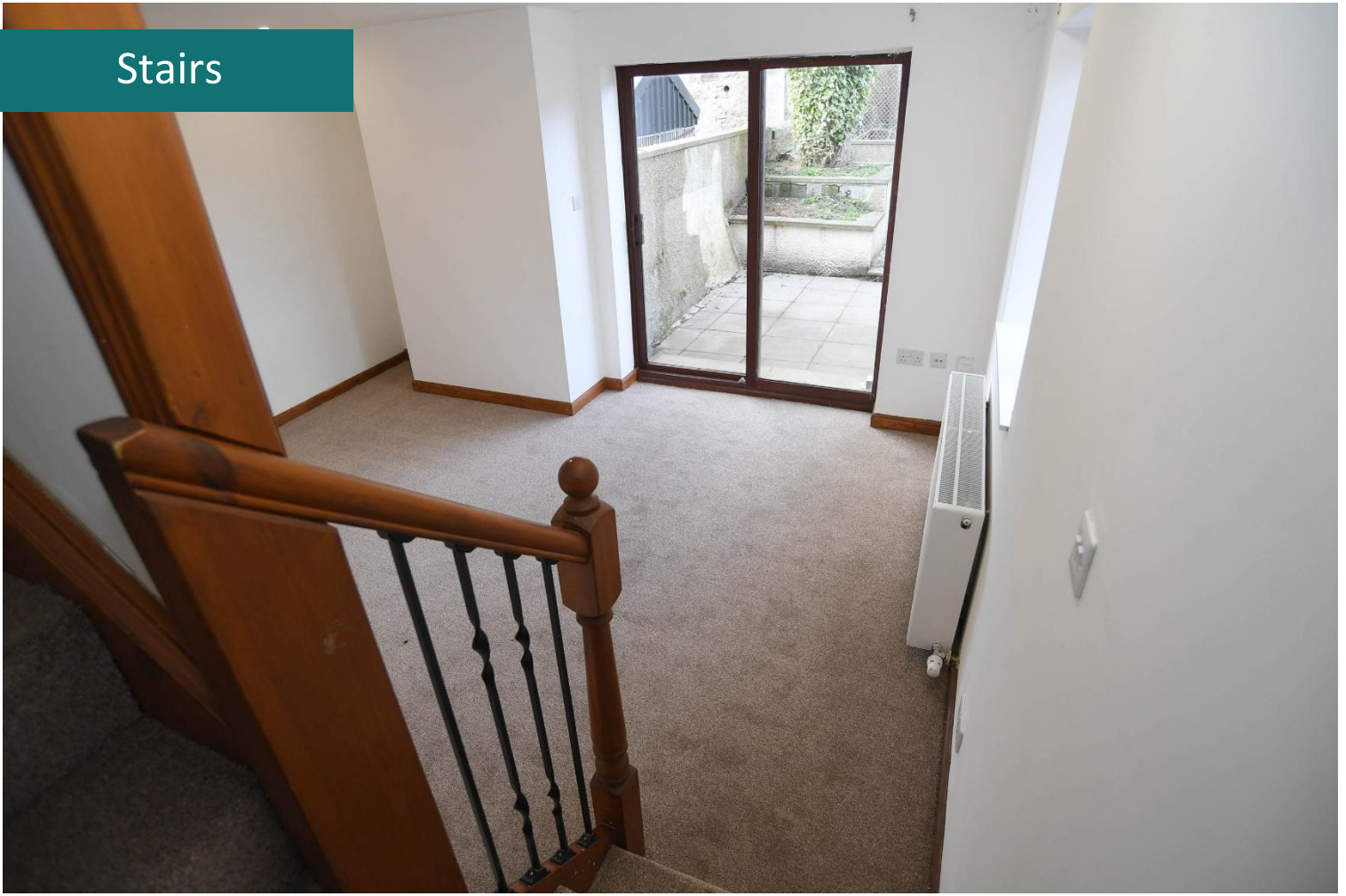
Kitchen



Living Room & Stairs
Garden Entrance



Stairs



Bedroom One



Bedroom Two



Heat Source Heater
Located in Bedroom One



Rear Enclosed Garden





Garage





Solar Panels House
& Garage



Property Boundary





Please Note: Whilst the foregoing particulars are believed to be correct, they are not guaranteed therefore purchasers should satisfy themselves on all points prior to submitting an offer.

N.B Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.