



16 Fairfield Road | Inverbervie | DD10 0SG  
Offers Over £130,000

**T. DUNCAN & CO.**  
Solicitors • Estate Agent





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We are delighted to offer to the market this two-bedroom plus study family home in a popular residential area within the coastal village of Inverbervie. The property presents an ideal opportunity to acquire a family home with accommodation spanning two floors, front and rear gardens with off street parking for several vehicles. Comprising of entrance hall, lounge, kitchen on the ground floor with two bedrooms, study or third bedroom and shower room on the upper floor. The property benefits from gas central heating and double glazing.

- Semi-detached villa
- Lounge: 14'4 x 10'5 (4.38m x 3.19m)
- Kitchen: 14'3 x 8'6 (4.36m x 2.63m)
- Shower room: 6'33 x 5'6 (1.93m x 1.70m)
- Master bedroom: 8'5 x 10'5 (2.59m x 3.20m)
- Bedroom 2: 10'9 x 8'66 (3.33m x 2.64m)
- Study/Bedroom 3: 5'7 x 7'5 (1.73m x 2.29m)
- Driveway, front and rear gardens



Entry into the hallway with carpeted staircase leading to the upper level.

The lounge is front facing with large window giving plenty natural light and overlooking the front garden, laminate flooring, radiator, tv point and sockets throughout.

The rear facing kitchen has two windows overlooking the rear garden and is fitted to modern base and wall units with coordinating worktops incorporating a round stainless steel sink with mixer tap and drainer, tiled splash back, gas hob, electric oven with extractor hood and stainless steel splashback, automatic washing machine, tumble drier, free standing free fridge freezer, shelved larder cupboard which houses the electrics, space for another appliance and a radiator.

On the top landing there is access to the loft space.

The shower room comprises of toilet, wash hand basin, quadrant shower with wet wall, tiled to dado height, radiator, and window.

The master bedroom is a double room with window, radiator, walk in cupboard with hanging rails and this cupboard also houses the gas boiler.

Bedroom 2 is rear facing double room overlooking the rear garden, radiator.

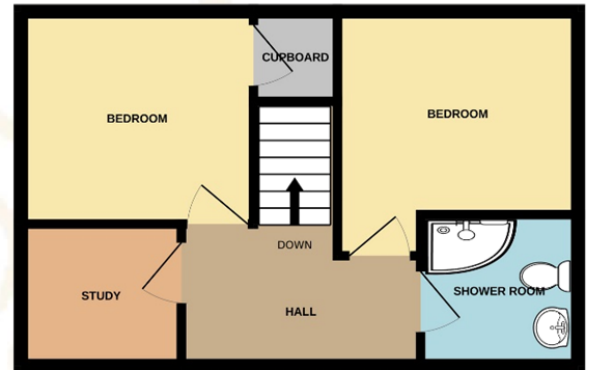
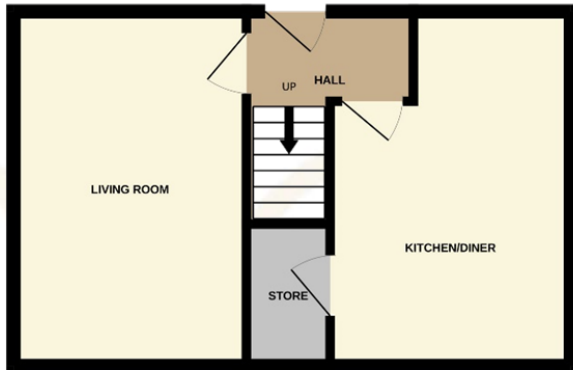
The study/bedroom 3 is front facing with window overlooking the front garden, radiator.

To the outside of the property, the front garden is laid to stones, driveway providing parking for several vehicles, and the rear garden is laid to grass with a patio area, wooden shed, and outside tap.



GROUND FLOOR

1ST FLOOR



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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**Services:** Gas Central Heating and Double Glazing

**Fixtures & Fittings:** All appliances, carpets and blinds

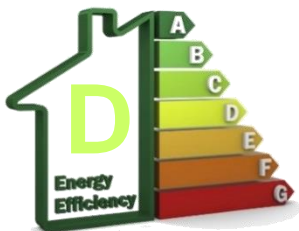
**Local Authority:** Aberdeenshire Council

**Council Tax Band:** C

**Post Code:** DD10 0SG

**Home Report:** Contact our Property department if you wish us to e-mail a copy of the Report free of charge or to send the URL for you to download

**Viewing:** By arrangement through agent



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*N.B. The foregoing particulars are believed to be accurate. They have been carefully prepared for the guidance of intending purchasers but their accuracy is not guaranteed and they do not form part of any contract of Sale. All measurements are approximate and have been made using an electronic measuring device. The measurements may, therefore, be subject to a slight margin of error. Should the size of any measurement be essential then intending offerers are strongly advised to check carefully for themselves. Prospective purchasers are requested to note their interest with the selling agents in order that they may be advised of any closing date etc. No member of staff of T. Duncan & Co. has authority to give any undertaking or assurance in respect of this or any other property. Please note that none of the services/systems have been tested by our clients or their agents and no warranty is given regarding the condition of same. Please note that this a draft Schedule.*

For a free no obligation valuation of your own property call our Property Department on 01674 672353.