



Scarlet Heights, Queensbury,

£115,000

**** COTTAGE ** TWO BEDROOMS ** MODERN KITCHEN & BATHROOM ****
**** FAR REACHING VIEWS ** GARDEN ****

This home would make an excellent purchase for a number of buyers and is within walking distance of Queensbury village and amenities.

Having a modern fitted kitchen, house bathroom, multi fuel fire and garden to the front, is this quaint two bedroom cottage. Enjoys far-reaching views to the front.

The accommodation briefly comprises of an open plan lounge/kitchen, two first floor bedrooms and a shower room. To the outside there is a low maintenance garden with a artificial lawn and far reaching views.



Open Plan Kitchen / Lounge

17'10" x 16'5" (5.44m" x 5.00m")
Multi fuel fire set in chimney breast, radiator and exposed ceiling beams.
High gloss modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, tiled splash back, oven & hob with extractor and plumbing for auto washer.

First Floor Landing

Loft access via pull down ladder - useful for storage.

Bedroom One

10'3" x 9'10" (3.12m" x 3.00m")
Radiator. Fitted wardrobes.

Bedroom Two

12'5" x 6'7" (3.78m" x 2.01m")
Radiator.

Shower Room

Modern three piece suite comprising shower cubicle, vanity sink unit, low flush wc, tiled wall and radiator.

Exterior

To the outside there is a low maintenance garden with a artificial lawn and far reaching views.

Directions

From our Queensbury office proceed to the main traffic light at Sandbeds, continue into Scarlet Heights, where the property will be found on the left hand side identified by our For Sale board.

Council Tax Band

A

Tenure

FREEHOLD.



Consumer Protection

We are providing these details in good faith, to the best of our ability, in obtaining as much information as is necessary for our buyers/tenants, to make a decision whether or not they wish to proceed in obtaining this property under the consumer protection regulations. We are covered and members of The Property Ombudsman.

