

STEWART & WATSON

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**2 WALLACE CRESCENT,
TURRIFF. AB53 4BE**



Semi detached 3 bedroom dwellinghouse

- 3 Bedrooms
- Lounge, Kitchen, Bathroom & Shower room
- D.G & Gas C.H
- Garden ground & Outbuilding
- Within walking distance of town

Offers over £115,000

Home Report Valuation £115,000

www.stewartwatson.co.uk

2 WALLACE CRESCENT, TURRIFF. AB53 4BE

TYPE OF PROPERTY

This is a three bedroomed semi-detached dwellinghouse which is within walking distance of the town centre. The property is fully double glazed and served by way of mains gas central heating. The accommodation comprises:- Entrance Hall, Lounge, Kitchen, Rear Vestibule, Bathroom and Study/Bedroom on ground floor with two further Bedrooms and Shower Room on the first floor. There is garden ground to the front and rear of the property and also a small Outbuilding.

ACCOMMODATION

This is on two floors and comprises: -

HALL

With front door, fitted carpet and central heating radiator.

LOUNGE (14' 3" x 12' 7" / 4.35m x 3.87m)

With understair cupboard, fitted carpet and central heating radiator.



KITCHEN (12' 10" x 7' 1" / 3.68m x 2.16m)

With fitted units at eye and floor level, one housing the central heating boiler, worktop space incorporating stainless steel sink, gas hob with electric oven below, plumbing for washing machine, vinyl flooring and central heating radiator.



REAR VESTIBULE

With two cupboard providing storage space, vinyl flooring and back door.

BATHROOM

With traditional white three piece suite, tiled splashbacks, vinyl flooring and central heating radiator.

BEDROOM/STUDY (11' 5" x 11' 1" / 3.50m x 3.38m)

Currently used as a study with two windows, fitted carpet and central heating radiator.



UPSTAIRS

A fully carpeted staircase in the hall leads to the upper floor accommodation.

UPPER LANDING

With fitted carpet, central heating radiator and hatch to loft space.

BEDROOM (12' 11" x 9' 2" / 3.69m x 2.80m at widest point)

With fitted carpet and central heating radiator.



BEDROOM (14' 3" x 10' 7" / 4.35m x 3.26m)

With built in cupboard, fitted carpet and central heating radiator.



SHOWER ROOM

With wash hand basin, WC, fully tiled shower cubicle with shower operating off hot water system and vinyl flooring.

OUTSIDE

GARDEN GROUND

The garden ground to the front of the property has been laid out to grass with shrub borders. There is a small patio to the rear of the property and also a small outbuilding to the side of the property.

SERVICES

Mains water mains drainage, gas, electricity and telephone installed.

GENERAL INFORMATION

The property is double glazed and has mains gas fired central heating.

ITEMS INCLUDED

All heritable fittings and fixtures are included as are all carpets and light fittings.

Council Tax Band

A

EPC Band

D

Entry

A suitable date of entry can be negotiated.

Viewing

By contacting The Property Shop, Turriff on 01888 563777.

Email

turriff.property@stewartwatson.co.uk

Offers

All offers should be lodged with our Turriff Office.

LOCATION

The property lies within the town of Turriff. Turriff itself is a thriving town with a population of approx.. 5,000. It has Primary and Secondary Schools and a good range of Shops and other well supported facilities including Swimming Pool, Bowling Stadium, Library, Community Centre, Sports Centre, Golf Course and fishing on the River Deveron. Aberdeen is 35 miles away.

Reference: DDP/TUR/C16

FREE VALUATION – We are pleased to offer a free and without obligation, valuation of your property.
Contact Property Department at any of our offices.

These particulars do not constitute any part of an offer or contract. All statements contained therein, while believed to be correct, are not guaranteed. All measurements are approximate. Intending purchasers or leasees must satisfy themselves by inspection or otherwise, as to the accuracy of each of the statements contained in these particulars.

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