

# STEWART & WATSON

your **complete** property & legal service

**38 TILLYFAR GARDENS,  
TURRIFF, AB53 4WF**



### *Semi Detached Bungalow*

- .. Lounge & Kitchen
- .. 2 Bedrooms & Shower room
- .. uPVC DG & Electric heating
- .. Garage & Garden
- .. Situated in a quiet residential street

***Offers over £145,000***

***Home Report Valuation £150,000***

***[www.stewartwatson.co.uk](http://www.stewartwatson.co.uk)***

## **38 TILLYFAR GARDENS, TURRIFF, AB53 4WF**

### **TYPE OF PROPERTY**

We are pleased to offer for sale this 2 bedroom Bungalow in a quiet residential area. The property benefits from uPVC double glazing and upgraded electric heating system. Accommodation comprises: Entrance Hallway, Lounge, Kitchen, 2 Bedrooms and Shower room.

### **ACCOMMODATION**

#### **Hallway**

With fitted carpet, electric radiator, built in shelved cupboard and access to loft space.

#### **Lounge (10'5" x 15'1" / 3.2m x 4.6m)**

With fitted carpet, two electric radiators, windows to front with full length glass door to garden.



#### **Kitchen (10'4" x 8'8" / 3.2m x 2.7m)**

The kitchen was fitted in 2017 and consists of a range of modern base and wall units, integrated fridge/freezer, washing machine and Bosch electric oven, worktop space incorporating Bosch halogen hob and Blanco granite sink and drainer, laminate flooring, electric radiator and window to front.



### **Shower Room**

Vanity unit with wash hand basin, w.c., enclosed corner shower cubicle, vinyl flooring and electric heater.



### **Bedroom 1 (11'6" x 8'8" / 3.5m x 2.7m)**

With built in double wardrobes, built in single cupboard housing hot water tank, fitted carpet, electric radiator and window overlooking rear garden.



### **Bedroom 2 (8'9" x 8'5" / 2.7m x 2.6m)**

With fitted carpet and window overlooking rear garden.



## OUTSIDE

The tarred driveway provides parking for several cars and leads to a **CARPORT** and **SINGLE GARAGE** which has up and over door, power, electricity and side door to rear garden.



The fully enclosed rear garden is laid in gravel and has a garden shed, rotary dryer and an outside water tap at the side door of the house.

The front garden is also laid in gravel stone with wheelchair access to the front door.

## SERVICES

Mains water and drainage.

## ITEMS INCLUDED

All heritable fittings and fixtures are included.

**Council Tax Band** C

**EPC Band** D



## Entry

By arrangement.

## Viewing

By contacting The Property Shop, Turriff on 01888 563777 to arrange an appointment.

**Email:** [turriff.property@stewartwatson.co.uk](mailto:turriff.property@stewartwatson.co.uk)

## Offers

All offers should be submitted in writing to our Turriff office.

## LOCATION

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, Golf Course and fishing on the River Deveron. Aberdeen is 35 miles away.

**Reference** DDP/TUR/B20



**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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