

STEWART & WATSON

your **complete** property & legal service

**27 HILLCREST ROAD,
TURRIFF, AB53 4AQ**



***Recently Refurbished
First Floor Flat***

- Lounge & Kitchen
- 2 Bedrooms & Bathroom
- Gas CH & DG
- Good sized garden
- Conveniently situated

Offers over £81,000

Home Report Valuation £90,000

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TYPE OF PROPERTY

This recently refurbished first floor Flat comprises of Lounge, Kitchen, 2 Bedrooms and Bathroom. The property, which benefits from gas fired central heating and double glazing, has a good sized garden at the rear of the property.

ACCOMMODATION

Hallway

With airing cupboard, fitted carpet and central heating radiator.

Lounge (15' x 10'10"/ 4.6m x 3m)

With gas fire, full length shelved cupboard and fitted carpet.



Kitchen (11'5" x 6'4"/ 3.5m x 1.9m)

With base and wall units, washing machine, electric oven, Zanussi fridge/freezer, vinyl flooring and central heating radiator.



Bedroom (13'4" x 11' / 4.1m x 3.3m)

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

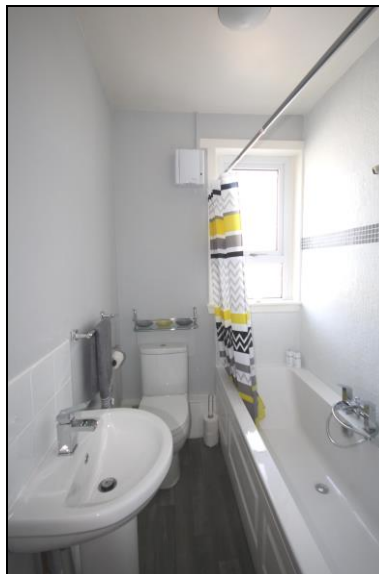


Bedroom (13'3" x 9'3"/ 4m x 2.8m)

With fitted carpet and central heating radiator.

Bathroom (6'3" x 5' / 1.9m x 1.5m)

With bath, shower head operated off bath taps, wash hand basin, W.C. and vinyl flooring.



OUTSIDE

Garden

At the rear of the property there are two garden sheds and a good sized garden which is laid out with grass, trees, bushes and shrub borders. There is a small garden at the front of the property.

ITEMS INCLUDED

All fitted carpets, floor coverings, curtains, blinds and light fittings.

Council Tax Band: A

EPC Band: D

Entry

A suitable date of entry can be negotiated.

Viewing

By contacting the owner on 01888 560139 or 07795 195 654 to arrange an appointment.

Email

turriff.property@stewartwatson.co.uk

Offers

All offers should be lodged with our Turriff Office.

LOCATION

Turriff is a town with a population of approx. 5,000. and has a Primary and Secondary School and a range of Shops and other facilities including Swimming Pool, Bowling Stadium, Library, Community Centre, Sports Centre, Golf Course and fishing on the River Deveron. Aberdeen is approx. 35 miles distant.

Reference: DDP/TUR/D20

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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