

STEWART & WATSON

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**56 SUNNYHILL PLACE,
TURRIFF, AB53 4EU**



End Terrace 3 Bed Dwellinghouse

- Lounge, Kitchen, Dining Area & Utility Room
- 3 Bedrooms & Bathroom
- Gas CH & uPVC DG
- Garage & Garden
- Well worth viewing

Offers over £140,000

Home Report Valuation £140,000

www.stewartwatson.co.uk

56 SUNNYHILL PLACE, TURRIFF, AB53 4EU

TYPE OF PROPERTY

We are delighted to offer for sale this end terrace, 3 bedroom dwellinghouse situated in a popular residential area of Turriff. The property benefits from gas central heating and uPVC double glazing throughout. Accommodation comprises: Entrance Hallway, Lounge, Kitchen and Dining area on open plan, Utility Room and Cloakroom Toilet on the ground floor with 3 Bedrooms and Bathroom on the 1st floor.

ACCOMMODATION

Entrance Hallway

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

Lounge (15'1" x 11'6"/ 4.6m x 3.5m)

With laminate flooring, central heating radiator, wooden mantel housing electric fire and window overlooking front of property.



Kitchen (12'5" x 11'8"/ 3.8m x 3.6m)

Spacious kitchen with a range of base and wall units, DeLonghi double oven with 5 gas ring burner, ample worktop space with sink and drainer, integrated Whirlpool dishwasher, laminate flooring, central heating radiator, window to rear and access to integral garage.



Dining Area (11'3" x 7'9"/ 3.4m x 2.4m)

Open plan with the Kitchen, the dining area has laminate flooring, two central heating radiators and patio doors to the rear garden.



Utility Room (7'6" x 10'3"/ 2.3m x 3.1m at widest point)

With built in storage cupboard, base and wall units, worktop with sink and drainer, plumbed for washing machine, vented for tumble dryer, vinyl flooring, central heating radiator and door to rear garden.

Cloakroom Toilet

With WC, wash hand basin and fitted carpet.

First Floor Hallway

With built in linen cupboard, fitted carpet and access to loft space.

Bedroom 1 (11'4" x 8'8"/ 3.5m x 2.7m)

Built in triple wardrobes with sliding mirror doors, fitted carpet, central heating radiator and window overlooking rear of property.



Bedroom 2

With fitted carpet, central heating radiator and window to front.



Bedroom 3 (8'7" x 8'9" / 2.6m x 2.7m)

Built in single cupboard, fitted carpet, central heating radiator and window to front.



Bathroom

Bath with shower overhead, WC, wash hand basin, vinyl flooring and central heating radiator.



OUTSIDE

The front of the property is slabbed and has an adjoining **GARAGE (17'4" x 12'4" / 5.3m x 3.8m)** with concrete floor, electricity, light and electric roller door.

The fully enclosed rear garden has a slabbed patio and a small area of garden ground laid in artificial grass and garden shed. There is privacy hedging to one side and rear and a side gate to public footpath.



SERVICES

Main gas, mains drainage and electricity.

ITEMS INCLUDED

All the usual heritable fitting and fixtures are included.

Council Tax Band

B

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

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 TUR/DDP/I20



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.

The Property Shop, 2 Main Street, Turriff AB53 4AD	(01888) 563777	38 Broad Street, Fraserburgh, AB43 9AH	(01346) 514443
59 High Street, Turriff AB53 4EL	(01888) 563773	21 Market Square, Oldmeldrum AB51 0AA	(01651) 872314
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42/44 East Church Street, Buckie AB56 1AB	(01542) 833255	25 Grant Street, Cullen, AB56 4RS Mon-Fri 2pm-4pm	(01542) 840408
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