

STEWART & WATSON

your **complete** property & legal service

**LIL-MOR, VICTORIA TERRACE,
TURRIFF, AB53 4EE**



Detached 4 Bedroom Dwellinghouse

- ... 2 Lounges, Kitchen, Conservatory & Dining Room
- ... Office, Utility Room & 2 Cloakroom Toilets
- ... 4 Bedrooms, 2 En-suites, Jack & Jill En-suite & Bathroom
- ... Gas CH, DG & Watson security alarm system
- ... Triple Garage, Garden & Summerhouse

Offers over £525,000

Home Report Valuation £550,000

www.stewartwatson.co.uk

LIL-MOR, VICTORIA TERRACE, TURRIFF, AB53 4EE

TYPE OF PROPERTY

We are delighted to offer for sale this immaculately presented and extremely spacious property, situated close to the Town Centre. Enjoying an elevated view of The Den and accommodation spread over 3 floors, the property also benefits from gas central heating and double glazing throughout. Accommodation comprises: Entrance Vestibule, Entrance Hallway, Lounge, dining Kitchen and Conservatory on open plan, Dining Room, 2 Cloakroom Toilets, Office, Utility Room and Rear Hallway on the ground floor, large 2nd Lounge with Bar on the lower ground floor and Bathroom, 4 Bedrooms (2 with En-suites) and Bedrooms 3 and 4 sharing a Jack & Jill En-suite Shower Room.

ACCOMMODATION

Entrance Hallway

With 2 built in storage cupboards, fitted carpet, central heating radiator and 2 Velux windows.



Lounge (19'4" x 29'3"/ 5.9m x 8.9m at widest point)

Marble hearth and mantel housing electric fire, fitted carpet, 3 central heating radiators, window to side and bay window overlooking rear garden.



Dining Kitchen (29'5" x 16'2"/ 9m x 4.9m at widest point)

Burr oak fitted units with matching Welsh dressers, centre island with storage below, semi integrated dishwasher and Neff microwave, Rangemaster with electric oven and 5 gas burner hob, Corian worktop space incorporating matching sink and drainer, window to rear, 2 central heating radiator, Amtico flooring, open plan with Conservatory, access to rear Hallway and French doors to main entrance Hallway.



Conservatory (15'5" x 15'5"/ 4.7m x 4.7m at widest point)

With 2 electric Velux windows, Amtico flooring, 2 central heating radiators and French doors leading on to a slabbed patio.



Dining Room (15'4 x 14"/ 4.7m x 4.3m)

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

**Rear Hallway**

With fitted storage cupboards, Amtico flooring and central heating radiator.

Cloakroom Toilet

With WC, wash hand basin, tiled flooring, central heating radiator and window to rear.

Office (10'7" x 9'1" / 3.3m x 2.8m)

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

Cloakroom Toilet

Fully tiled, vanity unit and wash hand basin, WC, tiled flooring and central heating radiator.

Utility Room (17'9" x 15'1" / 5.5m x 4.6m at widest point)

Base and larder units, worktop space with stainless steel sink and drainer, integrated Siemens freezer, plumbed for washing machine, built in cupboard with central heating boiler, walk in storage cupboard, Amtico flooring and access to integral garage.

**Lower Ground Floor****Lounge (19'5" x 29'2" / 5.9m x 8.9m at widest point)**

With walk in storage cupboard, built in corner bar with shelving and downlights, fitted carpet, 2 central heating radiators and French doors opening on to the rear garden.

**First Floor Hallway**

With 3 built in double cupboards, built in single cupboard, linen cupboard, 2 central heating radiators, fitted carpet to main hallway and laminate flooring on rear hallway.

Master Bedroom (13'5" x 32'1" / 4.1m x 9.8m at widest point)

With an extensive range of fitted bedroom furniture, fitted carpet, 2 central heating radiators, windows to front and rear, accessing to dressing room and en-suite beyond.



Dressing Room (8'8" x 6'8" / 2.7m x 2.1m)

Built in vanity dresser unit with matching drawer unit, Aqua step flooring, central heating radiator and Velux window.



Bedroom 2 En-suite (8'8" x 6'4" / 2.7m x 1.9m)

WC, wash hand basin, enclosed tiled shower cubicle, tiled flooring, central heating radiator and Velux window.



Master En-suite (8'8" x 6'4" / 2.7m x 1.9m)

Vanity drawer unit with wash hand basin, WC, walk in shower with jet sprays, Aqua step flooring, heated towel rail and Velux window.



Bathroom (14'1" x 8'9" / 4.3m x 2.7m)

Fitted vanity unit with wash hand basin, WC, bath, enclosed shower cubicle with jet sprays, Aqua step flooring and 2 heated towel rails.



Bedroom 2 (14'3" x 14'5" / 4.3m x 4.4m at widest point)

Built in double wardrobes with mirror doors, window to side, fitted carpet and central heating radiator.



Bedroom 3 (17'6" x 17'7" / 5.4m x 5.4m at widest point)

Built in double wardrobes with mirror doors, laminate flooring, 2 central heating radiators, window to one side and Velux to opposite, coombed ceilings and access to Jack and Jill En-suite.



Jack & Jill En-suite (9'5" x 9' / 2.9m x 2.7m)

Wash hand basin, WC, enclosed shower cubicle, coombed ceiling, laminate flooring, central heating radiator and Velux window to side.



Bedroom 4 (13'9" x 10'9" / 4.2m x 3.3m at widest point)

Built in double wardrobes with mirror doors, laminate flooring, central heating radiator, coombed ceiling and Velux to side.



OUTSIDE

The large tarred driveway, which provides parking for several vehicles, leads to the **TRIPLE GARAGE (19'5" x 39' / 5.9m x 11.9m at widest point)** with electric roller doors, power, light and access to Utility room.



The tarred driveway continues to the rear of the property where there is a seating area with Summerhouse, lawn and mature trees and shrubs.



SERVICES

Mains gas, electricity and drainage.

ITEMS INCLUDED

All the usual heritable fittings and fixtures are included.

Council Tax Band

G

EPC Band

C

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 DDP/TUR/J20



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
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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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