

STEWART & WATSON

your **complete** property & legal service

**24A HIGHFIELD WALK,
TURRIFF, AB53 4DF**



3 Bed Semi Detached Dwellinghouse

- Lounge & Dining Kitchen
- 3 Bedrooms & Bathroom
- DG & Gas CH
- Garden & Garage
- Well worth viewing

Offers over £140,000

Home Report Valuation £140,000

www.stewartwatson.co.uk

24A HIGHFIELD WALK, TURRIFF, AB53 4DF

TYPE OF PROPERTY

We are pleased to offer for sale this semi-detached, 3 bedroom dwellinghouse. The property benefits from double glazing throughout, gas central heating and open coal fire in the Lounge. Accommodation comprises: Entrance Vestibule, Hallway, Lounge and Dining Kitchen on the ground floor with 3 Bedrooms and Bathroom on the first floor.

ACCOMMODATION

Entrance Vestibule

Solid wood front door, vinyl flooring and glass panel door to Hallway.

Hallway

With two built in under stair cupboards, fitted carpet, central heating radiator and staircase to first floor accommodation.

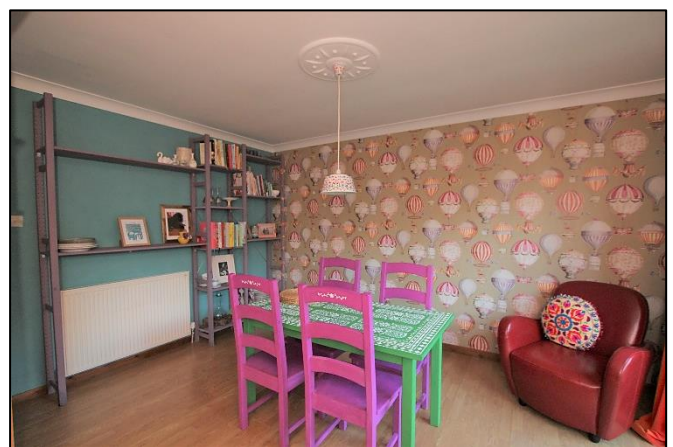
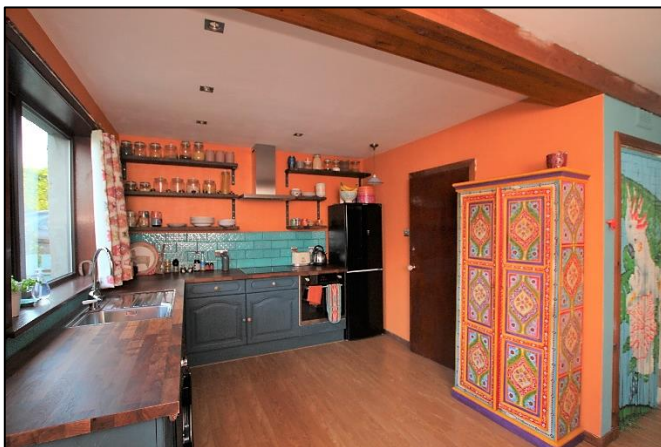
Lounge (12'7" x 16'3" / 3.9m x 5m in bay window)

Tiled hearth and mantel with open coal fire, fitted carpet, central heating radiator and bay window to front.



Dining Kitchen (19'4" x 13'6" / 5.9m x 4.1m at widest point)

Range of base units, plumbed for washing machine, ample worktop space incorporating Siemens halogen hob and stainless steel sink and drainer, built in larder cupboard, laminate flooring, central heating radiator and patio doors to rear garden.



First Floor Landing

Built in shelved linen cupboard, fitted carpet and access to part floored loft space.

Bedroom 1 (11'5" x 12' / 3.5m x 3.6m)

Built in double wardrobes, fitted carpet, central heating radiator and window to rear.



Bedroom 2 (13'3" x 12'8" / 4m x 3.9m at widest point)

Built in double wardrobes, laminate flooring, central heating radiator and window to front.



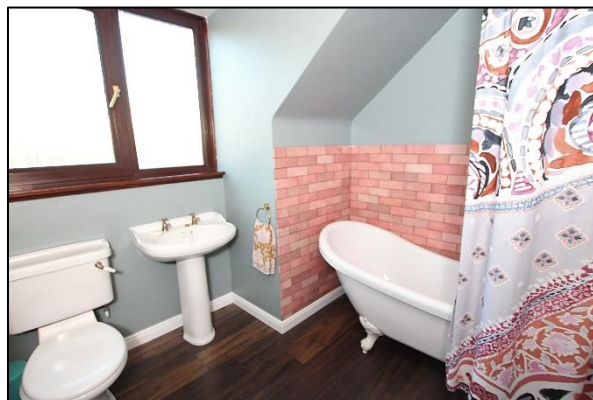
Bedroom 3 (9'6" x 9'1" / 2.9m x 2.8m)

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



Bathroom

WC, wash hand basin, free standing bath with shower overhead, laminate flooring, heated towel rail and window to rear.



OUTSIDE

The garden ground to the front of the property is laid mainly in grass with shrub and flower borders. A slabbed path leads to the fully enclosed rear garden which has a raised decked seating area and rotary drier.

A single garage and driveway is accessed from the side of the property.



SERVICES

Mains electricity, water, drainage and gas.

ITEMS INCLUDED

All the usual heritable fittings and fixtures are included. Please note white goods are not included in the sale but certain items may be available by separate negotiation.

Council Tax Band

C

EPC Band

D

Entry

By arrangement.

Viewing

By contacting the owner on 07970 473 601 to arrange an appointment.

Email: turriff.property@stewartwatson.co.uk

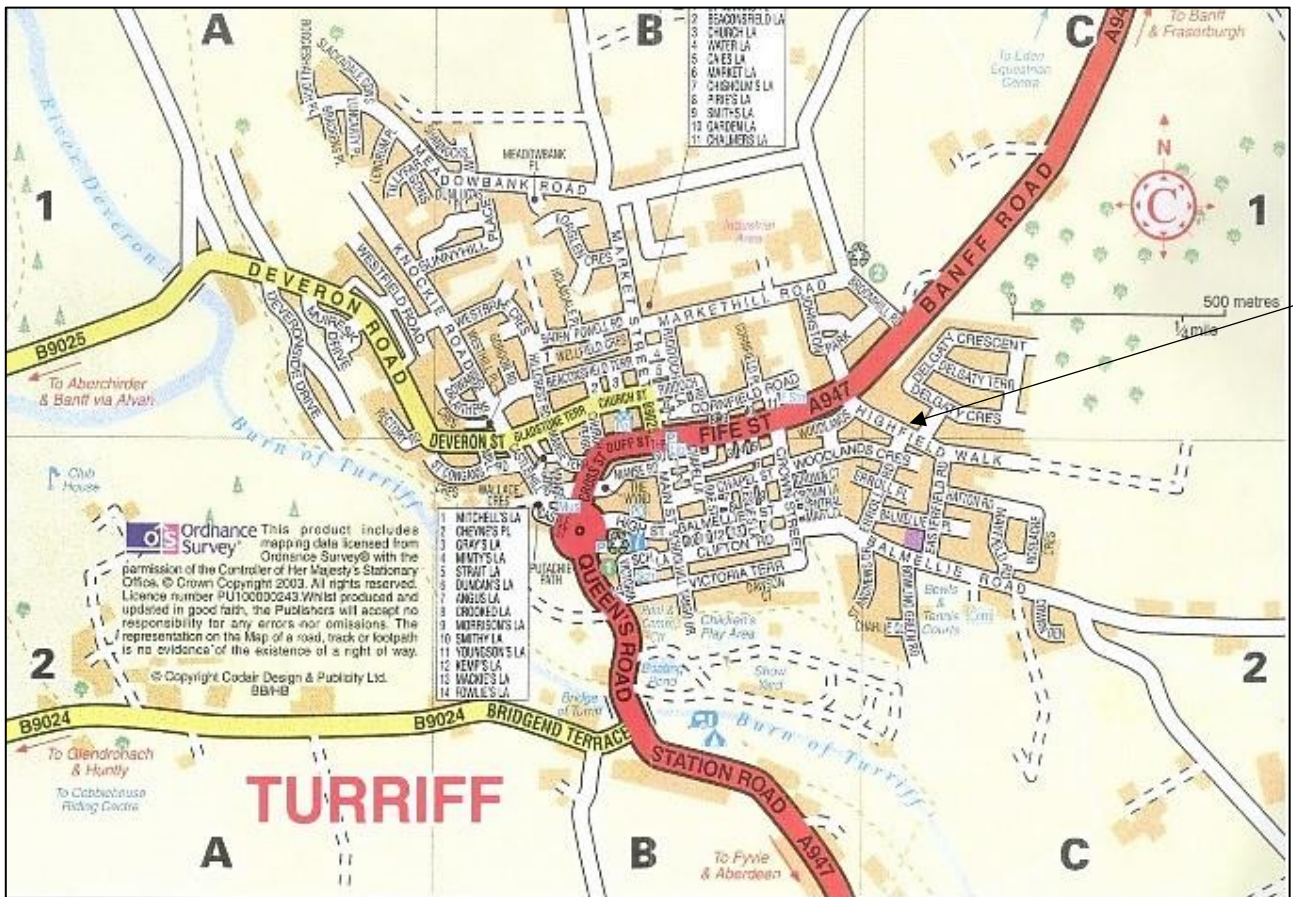
Offers

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/K20



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
59 High Street, Turriff AB53 4EL (01888) 563773
65 High Street, Banff AB45 1AN (01261) 818883
42/44 East Church Street, Buckie AB56 1AB (01542) 833255
35 Queen Street, Peterhead AB42 1TP (01779) 476351

38 Broad Street, Fraserburgh, AB43 9AH (01346) 514443
21 Market Square, Oldmeldrum AB51 0AA (01651) 872314
4 North Street, Mintlaw, AB42 5HH (01771) 622338
25 Grant Street, Cullen, AB56 4RS Mon-Fri 2pm-4pm (01542) 840408
17-19 Duke Street, Huntly, AB54 8DL (01466) 792331