

# STEWART & WATSON

your **complete** property & legal service

**8 WESTBRAE CRESCENT,  
TURRIFF. AB53 4AR**



***Fully Furnished Semi detached dwellinghouse***

- .. 2 Bedrooms & Bathroom
- .. Open plan Lounge & Sun Room & Kitchen
- .. Gas CH & DG
- .. Garage, off street parking & Garden
- .. Landlord Reg No: 1094282/110/22081

***Rent - £600 p.c.m***  
***www.stewartwatson.co.uk***

## **TYPE OF PROPERTY**

This is a fully furnished semi detached 2 bedroom dwellinghouse which is situated in a popular residential area of Turriff. The accommodation, which is on 2 floors, comprises:- hall, side hall, open plan lounge & sun lounge, kitchen on the ground floor and 2 bedrooms and bathroom on the 1<sup>st</sup> floor. The property has gas central heating and double glazing throughout.

## **ACCOMMODATION**

### **HALL**

Understair cupboard housing electric meter with shelving, vinyl flooring and central heating radiator.

### **SIDE HALL**

Gas boiler is located here, washing machine, walk in cupboard with ample shelving and vinyl flooring.

### **LOUNGE & SUN LOUNGE (24' x 16'6" / 7.3m x 5.05m)**

With fitted carpet and 2 central heating radiators.



### **KITCHEN (9'11" x 10'2" / 2.77m x 3.10m)**

With range of units at eye and floor level, worktop space incorporating stainless steel sink, built in fridge, dishwasher and electric oven and gas hob, tile effect vinyl flooring and central heating radiator.



### **UPSTAIRS**

A fully carpeted staircase leads to upper floor accommodation. Hatch to loft with ladder.

### **BEDROOM 1 (10'9" x 12'9" / 3.32m x 3.93m)**

Double fitted wardrobes with shelf above, walk in cupboard with shelving and hanging space, fitted carpet and central heating radiator.



**BEDROOM 2 (10' x 10'7" / 3.04m x 3.26m)**  
Built in wardrobe with shelf above, fitted carpet and central heating radiator.



**BATHROOM (7'4" x 6'5" / 2.25m x 1.98m)**  
Wash hand basin, wc and bath with Triton Shower above with glass shower doors, vinyl flooring and central heating radiator.



## **OUTSIDE**

The front garden has a tarred driveway for several cars which leading to a single **GARAGE (8'10" x 16'4" / 2.46m x 4.99m)** with power and water, shed attached to the rear of the garage with shelving, small flower beds and shrubs, The rear garden is fully enclosed and laid to grass and shrubs. Rotary clothes drier.



## Council Tax Band

B

## EPC Band

C

## Entry

A suitable date of entry can be arranged.

## 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)

## Applications

To be made on our application form available from any of our offices and submitted along with two references.

## Landlord Registration Numbers

1094282/110/22081

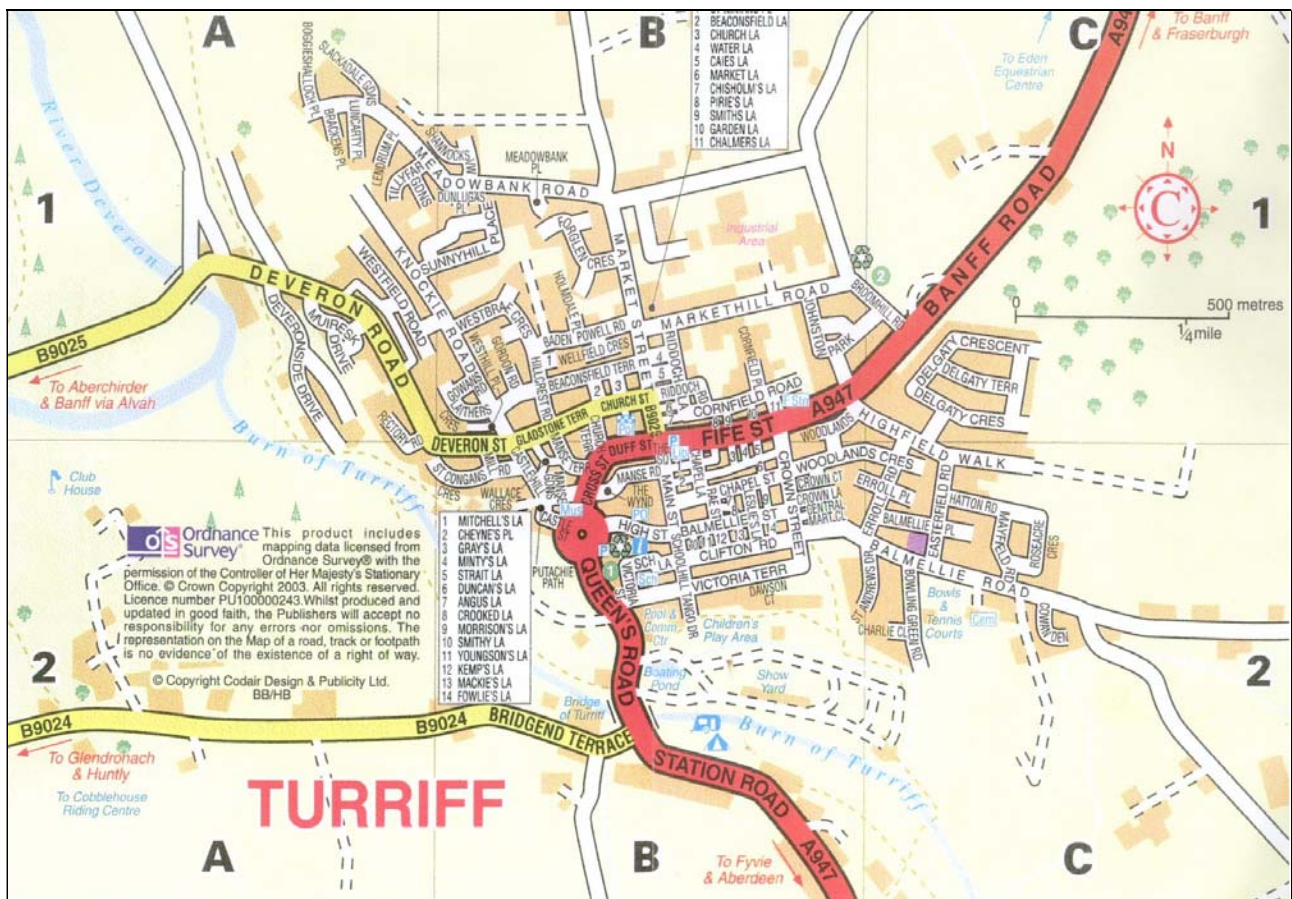
## Terms

In addition to the rent, the tenant shall be responsible for payment of the Council Tax and all utility bills.

## LOCATION

Turriff is a thriving town with a population of approx. 5,000. It has excellent Primary and Secondary Schools and a good range of Shops and other well supported amenities including Swimming Pool, Bowling Stadium, Library, Community Centre, Sports Centre, Golf Course and fishing on the River Deveron.

**Reference:** Turriff/DDP/A21



**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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