

STEWART & WATSON

your **complete** property & legal service

**4 CHURCH TERRACE,
TURRIFF, AB53 4AU**



Semi Detached Dwellinghouse

- ... Lounge & Kitchen
- ... 2 Bedrooms, Bathroom & Shower Room
- ... DG & Gas CH
- ... Garage & Garden
- ... Well worth viewing

Offers over £135,000

Home Report Valuation £135,000

www.stewartwatson.co.uk

4 CHURCH TERRACE, TURRIFF, AB53 4AU

TYPE OF PROPERTY

We are pleased to offer for sale this 2 bedroom semi-detached dwellinghouse. The property benefits from double glazing, gas central heating and off street parking with garage. Accommodation comprises: Entrance Hallway, Lounge, Kitchen, rear Vestibule and Shower room on the ground floor with 2 Bedrooms and Bathroom on the first floor.

ACCOMMODATION

Entrance Hallway

Built in under stair cupboard, fitted carpet, central heating radiator and carpeted staircase to first floor accommodation.

Lounge (14'9" x 12'7" / 4.5m x 3.8m)

Wooden mantel with marble inset and hearth housing remote control Dimplex fire, fitted carpet, central heating radiator and window to front.



Kitchen (11'3" x 10' / 3.4m x 3m)

With a range of base and wall units, Hotpoint washing machine and fridge freezer, worktop space incorporating stainless steel sink and drainer and Hotpoint hob, integrated Hotpoint oven, tiled flooring, central heating radiator and window to rear.



Rear Vestibule

Walk in cupboard housing central heating boiler, tiled flooring and access to rear garden.

Shower Room (6' x 6'7" / 1.8m x 2m)

Built in vanity storage unit housing wash hand basin and WC, enclosed corner cubicle with Mira shower, non slip flooring and heated towel rail.



First Floor Landing

Spacious built in part shelved cupboard, fitted carpet, window to front and access, by way of Midmade Lex folding ladder, to partial floored loft space.

Bedroom 1 (13'6" x 10'5" / 4.1m x 3.2m)

Built in shelved cupboard, fitted bedroom furniture including dressing table, fitted carpet, central heating radiator and window to front.



Bedroom 2 (12'1" x 9'2" / 3.68m x 2.8m)

Window to rear, fitted carpet and central heating radiator.

**Bathroom (10' x 12'7" / 3m x 3.87m)**

Tiled to mid point, bath, wc, wash hand basin, enclosed tiled cubicle with Mira Excel shower, built in part shelved cupboard with hot water tank, tiled flooring, central heating radiator and window to rear.

**OUTSIDE**

Front garden is laid in established flower beds with a tarred driveway, which provides parking for several vehicles and leads to.

Garage (20' x 13'5" / 6m x 4.11m)

With stone floor, electric up & over door, electricity and light.

Rear garden has a slabbed patio with rotary dryer and trellis archway leads to small lawn area with polytunnel, greenhouse and garden shed. Established flower & shrub borders and outside tap.

**SERVICES**

Mains gas, electricity, water, drainage and telephone installed

ITEMS INCLUDED

All the usual heritable fittings and fixtures are included..

Council Tax Band

A

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/E21



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
65 High Street, Banff AB45 1AN	(01261) 818883	4 North Street, Mintlaw, AB42 5HH	(01771) 622338
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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