

STEWART & WATSON

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**10 MILL ROAD,
TURRIFF, AB53 4SW**



Mid Terrace Dwellinghouse

- ... Lounge & Kitchen
- ... 2 Bedrooms & Bathroom
- ... Gas CH & DG
- ... Block work patio area & lawn
- ... Close to local amenities

Offers over £110,000

Home Report Valuation £110,000

www.stewartwatson.co.uk

TYPE OF PROPERTY

We offer for sale this mid terrace dwellinghouse which is situated close to the local amenities within the town. The property benefits from gas central heating and double glazing.

ACCOMMODATION

Hallway

Bright and airy entrance which gives access to all ground floor accommodation and staircase to the first floor.



Lounge (17'9" x 9'4" / 5.45m x 2.89m)

Neutrally decorated room with rear facing and front facing window. Space for family dining.



Kitchen (12' x 9'3" / 3.66m x 2.86m)

Rear facing window. Fitted with a range of base and wall mounted white gloss units. Integrated oven, cooker, hood, microwave, and fridge freezer. Sink and drainer unit. Plumbing for washing machine. Cupboard housing central heating boiler.



Bathroom (7'8" x 5' / 2.39m x 1.55m)

Opaque front facing window. Fitted with a white piece suite comprising of toilet, wash hand basin and bath with shower above.



Staircase

Leading from the entrance hallway to the first floor which gives access to both bedrooms.

The first floor accommodation has some coombed ceilings and measurements are given at widest points.

Bedroom 1 (11'9" x 10'7" / 3.65m x 3.28m)

Fitted carpet and front facing window.



Bedroom 2 (10'6" x 8'5" / 3.24m x 2.60m)

Fitted carpet and rear facing window. Triple wardrobe providing storage.



OUTSIDE

At the rear of the property a block work patio area provides space for alfresco dining. Gate access and steps lead to the lawn. Both sheds to remain.



SERVICES

Mains gas, electricity, water and drainage.

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 owners on 07894 306 084 to arrange an appointment.

Email: turriff.property@stewartwatson.co.uk

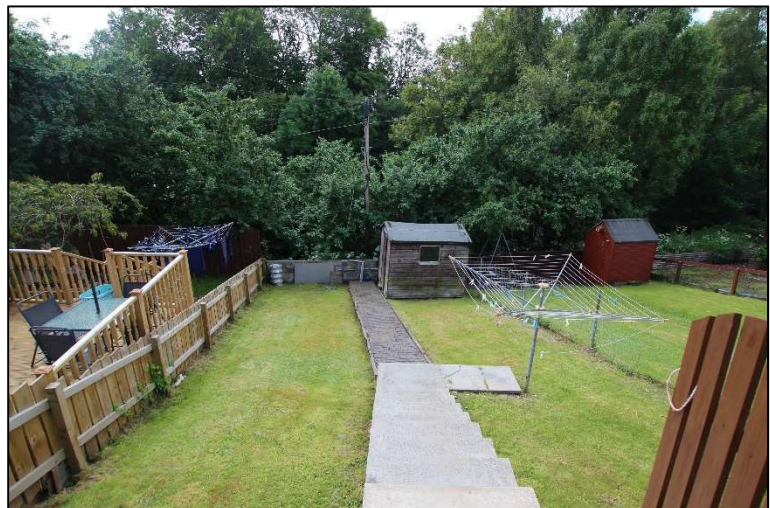
Offers

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/G21



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
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