

STEWART & WATSON

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**2 CHAPEL LANE,
TURRIFF, AB53 4EG**



Traditional Detached Dwellinghouse

- .. Central location close to school
- .. Modernised & upgraded interior. Full D.G & gas C.H
- .. Lounge with Dining Area, Fitted Dining Kitchen, Utility
- .. Office/Store, Bathroom & 3 Bedrooms (1 with en-suite)
- .. Enclosed rear garden. Off road parking. Garage

Offers over £220,000

Home Report Valuation £220,000

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TYPE OF PROPERTY

We offer for sale this traditional detached dwellinghouse, which is situated close to the town centre, shops, supermarkets and schools. This home offers well appointed accommodation over two floors and benefits from full double-glazing and mains gas central heating. The present owners have totally refurbished the property with works including:- re-wiring, new gas central heating system (with under-floor heating in some areas), modern units fitted in the dining kitchen and utility room and new white suites to the bathroom and en-suite shower room. The present owners have decorated the property in fresh neutral tones and have installed new floor coverings throughout in (June 2021)

ACCOMMODATION

Hallway

Enter through glass panelled exterior door into the hallway, which has doors to the lounge, dining kitchen, bathroom and bedroom 3. The staircase gives access from this area to the first floor accommodation.



Lounge (4.51m x 3.14m)

Front facing window. Open plan to the dining area.



Dining Area (3.32 m x 3.26 m)

Side facing window. Patio doors allowing access to the rear garden.



Dining Kitchen (5.85m x 3.35m)

A spacious, kitchen diner with Bi-fold glass panelled doors allowing access to the rear garden. The kitchen has been fitted with a quality selection of base and wall mounted units in a grey coloured, gloss effect finish. Features of the kitchen include:- Corian countertops, which incorporate a sink and drainer unit, deep pan drawers, feature LED under unit and plinth lighting and soft close cabinets. Integrated 5 burner gas hob, extractor hood and two eye-level electric ovens. Door to the utility room.



Utility Room (2.60m x 2.01m)

Fitted work surface with inset sink unit and mixer tap. Grey coloured, high gloss base unit. Door to the office/store

Office/Store (2.01m x 1.71m)

Large fitted cabinet in a grey coloured, high gloss finish concealing the data cabling. Wall mounted gas central heating boiler. Electric meter and fuse box.

Bathroom (3.81m x 1.86m)

Rear facing window. Fitted with a white suite comprising of toilet, wash-hand basin, double end bath tub and separate large shower cubicle with shower fitment and additional Monsoon style shower fitment. Double drawer unit fitted below the wash-hand basin. Splash back wall tiling. Heated towel ladder radiator.



Bedroom 3 (3.26m x 2.99m)

Rear facing window.

Staircase

A carpeted staircase with modern glass balustrade allows access from the entrance hallway to the first floor accommodation. The landing has a rear facing roof window and doors leading to bedroom 1 and bedroom 2.

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

Bedroom 1 (6.37m x 4.51m)

Spacious master bedroom with front facing window. Open plan to a dressing area with rear facing roof window. Door to the en-suite shower room.



En-suite (3.11m x 1.58)

Fitted with a white suite comprising of toilet, wash-hand basin and large shower cubicle. Double drawer unit fitted below the wash-hand basin. Wall tiling. Electric heated towel ladder radiator.



Bedroom 2 (4.69m x 4.24m)

Double bedroom with front facing window.
Built-in cupboard.

OUTSIDE

An enclosed garden lies to the rear of the property. The rear garden enjoys a generally southerly aspect and has been laid in stone chips for ease of maintenance. Space for off road parking. Garage benefits from an up and over door allowing car access. Power, light and water.

**SERVICES**

Mains gas, electricity, water and drainage.

ITEMS INCLUDED

All the usual heritable fittings and fixtures are included.

N.B

There are data points to all rooms with the main control cabinet being found in the study/store room.

Under-floor heating has been installed in the dining kitchen, utility room and office/store.

**Council Tax Band**

C

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/G21

