

# STEWART & WATSON

your **complete** property & legal service

**THE STUDIO, PENELOPEFIELD,  
FORGLEN, TURRIFF, AB53 4LD**



## *Studio Apartment*

- ... Lounge/Kitchen/Bedroom on open plan
- ... Shower Room & ample parking space
- ... Electric CH & DG
- ... 5 Miles from Turriff
- ... Landlord Reg No-76647/110/30540. EPC - D

***Rent - £450 p.c.m.***  
***(To include utility bills)***

***Scottish Letting Agent Registration Number: LARN1904084***

***www.stewartwatson.co.uk***

## TYPE OF PROPERTY

This is an unfurnished Studio apartment with private parking approx. 5 miles from Turriff and 35 miles from Aberdeen Airport.

## ACCOMMODATION

### ENTRANCE VESTIBULE

Panel heater. Coat hooks, meter cupboard above door.

### Lounge/Kitchen/Bedroom (15'7" x 15'2" / 4.80m x 4.65m)

This is on open plan and comprises: - fully fitted kitchen with ceramic hob, cooker hood electric oven, fridge/freezer, dishwasher, washer/dryer and microwave. Electric panel heater, smoke alarm, 3 velux roof windows with blinds. Wall mounted T.V.



**BEDROOM** unit with pull down bed/wardrobe incorporated.



### Shower Room (5'91" x 4'10" / 1.80m x 1.25m)

Shower cubicle with w.c. & wash hand basin fitted in a vanity unit, vinyl flooring, wall cupboards and heated towel rail.

## OUTSIDE

### Garden

Ample parking with garden and picnic bench.

### General Information

Electric heating and double glazing, mains water and disabled access.

<b>Council Tax</b>	Band A
<b>EPC</b>	Band D
<b>Entry</b>	To be negotiated

### Viewing

By contacting the owner Mrs Steele on 01888 562486 or 0754 8555 049 / 07711 505 632.

**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 Number

76647/110/30540

### Terms

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

### Directions

Follow the B9025 out of Turriff passing the Toll House and crossing the Deveron Bridge. Travel for 3.5 miles along the hedge lined road towards Aberchirder, until the end of the hedges and turn left along Bogton/Netherdale road and turn left at the crossroads signposted Penelopefield.

**Reference** TUR/DDP/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	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 – 5pm (01542) 840408
35 Queen Street, Peterhead AB42 1TP	(01779) 476351	17-19 Duke Street, Huntly, AB54 8DL	(01466) 792331