

STEWART & WATSON

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14 ROSEHALL COTTAGES, TURRIFF, AB53 4HD



3 Bed Semi Detached Dwellinghouse

- Lounge, Kitchen & Conservatory
- 3 Bedrooms & Bathroom
- Oil Central Heating & Double Glazing
- Garden with Patio Area & Summer House
- Garage & Driveway

Offers over £150,000

Home Report Valuation £150,000

www.stewartwatson.co.uk

TYPE OF PROPERTY

We are pleased to offer for sale this 3 bed semi detached dwellinghouse, which benefits from oil central heating, double glazing, garage, driveway, garden and summer house. The property comprises of a hallway, lounge, kitchen, utility room, conservatory, 3 bedrooms and bathroom.

ACCOMMODATION

Hallway

Entered via an exterior door. Gives access to the lounge, kitchen and stairs to the upper hallway. Storage cupboard.

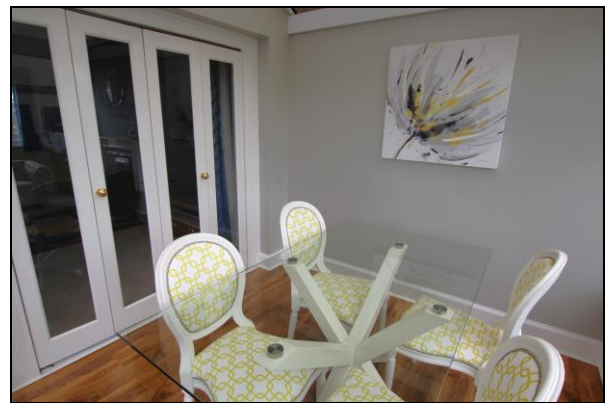
Lounge (17'2" x 10'9" / 5.24m x 3.32m)

Bi fold internal doors to conservatory. Front facing window and fitted carpet.



Conservatory (9'7" x 8'3" / 2.97m x 2.55m)

Rear and side facing windows looking out to the rear garden. French door to garden.



Kitchen (12' x 10'4" / 3.66m x 3.19m)

Fitted with base and wall mounted units providing storage. Integrated oven, hob, hood, dishwasher and undercounter fridge. Sink and drainer unit. Pantry cupboard. Rear facing window and door to utility room.



Utility Room (8'3" x 6'5" / 2.55m x 1.98m)

Space for washing machine and fridge freezer. Doors to garden and garage.



Bedroom 2 (11'1" x 8'5" / 3.39m x 2.61m)

Rear facing window and fitted carpet. Cupboard.



Staircase

A carpeted staircase with wooden banister allows access from the hallway to the first floor accommodation. The first floor hallway gives access to the 3 bedrooms and bathroom. Hatch access to loft.



Bedroom 3 (9'6" x 8'5" / 2.93m x 2.60m)

Rear facing window and fitted carpet.

Bathroom (8'2" x 7'1" / 2.50m x 2.19m)

Fitted with wc and wash hand basin in vanity unit, bath and separate shower cubicle. Rear facing opaque window.



Bedroom 1 (17'2" x 10' / 5.26m x 3.04m)

Front and rear facing windows. Fitted carpet. Double wardrobe.



OUTSIDE

There is a driveway leading to the garage providing off street parking. The front and rear gardens are mainly laid to lawn with mature shrubs and bushes to the front. **SUMMER HOUSE.** Oil tank.



SERVICES

Mains electricity, water and drainage. Oil central heating.

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.

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. 5,500. 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/E22



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 leases 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
59 High Street, Turriff AB53 4EL (01888) 563773
65 High Street, Banff AB45 1AN (01261) 818883
42/44 East Church Street, Buckie AB56 1AB (01542) 833255
35 Queen Street, Peterhead AB42 1TP (01779) 476351

38 Broad Street, Fraserburgh, AB43 9AH (01346) 514443
21 Market Square, Oldmeldrum AB51 0AA (01651) 872314
4 North Street, Mintlaw, AB42 5HH (01771) 622338
25 Grant Street, Cullen, AB56 4RS Mon-Fri 2pm-4pm (01542) 840408
17-19 Duke Street, Huntly, AB54 8DL (01466) 792331