

STEWART & WATSON

your **complete** property & legal service

**40 HIGHFIELD WALK,
TURRIFF, AB53 4LG**



2 Bed Mid Terrace Dwellinghouse

- Lounge & Kitchen
- 2 Bedrooms, Box Room, Shower Room & WC
- Gas Central Heating & Double Glazing
- Front & Rear Gardens
- Well Worth Viewing

Offers over £120,000

Home Report Valuation £120,000

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TYPE OF PROPERTY

We offer for sale this 2 bed mid terraced dwellinghouse which benefits from gas central heating, double glazing and front and rear gardens. The property comprises of a hallway, lounge, kitchen, wc, 2 bedrooms, box room and shower room.

ACCOMMODATION

Hallway

Entered via an exterior door into the hallway. Gives access to all ground floor accommodation and stairs to the upper hallway. Storage cupboard.



Lounge (12' x 11' / 3.66m x 3.38m)

Front facing window and fitted carpet.



Kitchen (16' x 7'2" / 4.90m x 2.20m)

Fitted with base and wall units incorporating the sink and drainer unit, oven, hob and hood. Rear facing window. Door to rear garden.



WC (6' x 2'9" / 1.84m x 0.90m)

With wc and wash hand basin.

Staircase

Carpeted staircase with wooden banister leads to the upper hallway. Gives access to the 2 bedrooms, box room and shower room. Storage cupboard housing the boiler.

Bedroom 1 (11'1" x 9'6" / 3.40m x 2.95m)

Front facing window and fitted carpet.

Double wardrobe.



Bedroom 2 (11'1" x 9'6" / 3.40m x 2.95m)

Rear facing window and fitted carpet. Double wardrobe.



Box Room

Front facing window and fitted carpet.

Shower Room (6'2" x 5'5" / 1.90m x 1.70m)

With wc, wash hand basin set in vanity unit and shower cubicle. Heated towel rail. Rear facing opaque window.



OUTSIDE

The front garden is laid to lawn with flowers and shrubs. To the rear, the garden is mainly laid with stone chips incorporating a lawn drying area, slab and mature shrubs and bushes. **GARDEN SHED.**

SERVICES

Mains electricity, gas, water and drainage.

ITEMS INCLUDED

All the usual heritable fittings and fixtures are included.

Council Tax Band

A

EPC Band

C

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/F23



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.

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