

# STEWART & WATSON

your **complete** property & legal service

**2A GLADSTONE TERRACE,  
TURRIFF, AB53 4BF**



### *3 Bed Self Contained Top Floor Flat*

- Lounge & Kitchen
- 3 Bedrooms & Bathroom
- Gas Central Heating & Double Glazing
- Front & Rear Gardens & Garage
- Well worth viewing

***Offers over £110,000***

***Home Report Valuation £110,000***

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

## **TYPE OF PROPERTY**

We are pleased to offer for sale 3 bed self-contained top floor flat which is located close to the town centre and benefits from gas central heating, double-glazing, off-street parking, garage and front and rear gardens. The property comprises of a hallway, lounge, kitchen, 3 bedrooms and bathroom.

## **ACCOMMODATION**

### **Hallway**

Entered via exterior door. Hatch access to loft.

### **Lounge (13'8" x 11'6" / 4.20m x 3.53m)**

Front facing window. Feature alcove shelf. Door to kitchen.



### **Kitchen (9'1" x 8'6" / 2.77m x 2.68m)**

Fitted with a selection of base and wall units, integrating the sink and drainer, oven, hob, and hood. Space for white goods. Rear facing window.



### **Bedroom 1 (14'5" x 9'5" / 4.41m x 2.86m)**

Rear facing window and fitted carpet. Wardrobe to remain.

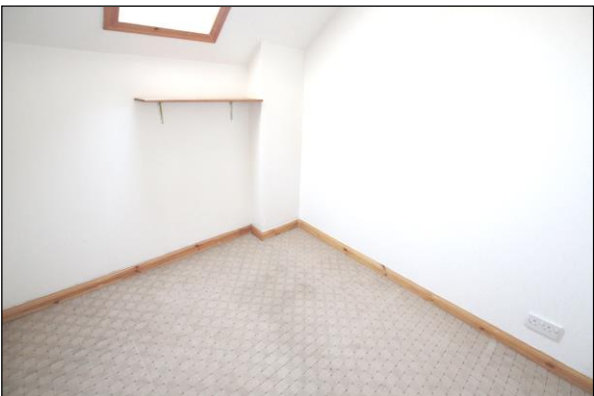




**Bedroom 2 (11'6" x 10'3" / 3.53m x 3.13m)**  
Front facing window and fitted carpet.  
Wardrobe to remain.



**Bedroom 3 (8'8" x 7'3" / 2.68m x 2.22m)**  
Fitted carpet. Velux window.



**Bathroom (9'2" x 4'9" / 2.80m x 1.49m)**  
Fitted with a three-piece suite with shower  
fitment above the bath. Heated towel rail.  
Rear facing opaque window.



### **OUTSIDE**

A driveway provides off street parking and leads to the **GARAGE (16'5" x 16'4" / 5.02m x 4.99m)** which has power, water, and a **STORE (11'8" x 6'0" x 3.59m x 1.82m)**. There is an area of garden to the front which has mature shrubs. The rear garden is mainly laid with loc block and there is a decking area which incorporates a trampoline.



## SERVICES

Mains electricity, gas, water, and drainage.

## ITEMS INCLUDED

All the usual heritable fittings and fixtures are included.

## Council Tax Band

B

## EPC Band

C

## Entry

By arrangement

## Viewing

By contacting The Property Shop, Turriff on 01888 563777.

**Email:** [turriff.property@stewartwatson.co.uk](mailto: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. 5,700. 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/K23



**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	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	(01542) 840408
35 Queen Street, Peterhead AB42 1TP	(01779) 476351	17-19 Duke Street, Huntly, AB54 8DL	(01466) 792331