

**FLAT E, MANSE ROAD,  
TURRIFF, AB53 4RA**



***2 Bed Top Floor Flat***

- Lounge & Kitchen
- 2 Bedrooms & Bathroom
- Gas Central Heating & Double Glazing
- Located in Town Centre
- Designated Parking Space

***Offers over £105,000***

***Home Report Valuation £105,000***

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

## **TYPE OF PROPERTY**

We are pleased to offer for sale 2 bed top floor flat which is located in the town centre and benefits from gas central heating, double glazing and designated parking space. The property comprises of a hallway, lounge, kitchen, 2 bedrooms and bathroom.

## **ACCOMMODATION**

### **Entrance**

Security door entrance system. The flat door enters into a carpeted hall with stairs and storage cupboard.

### **Hallway**

Fitted carpet. 4 storage cupboards. Access to all accommodation.

### **Lounge (16'2" x 10'5" / 4.93m x 3.20m)**

Rear facing window and fitted carpet. Electric fire set in wooden surround.



### **Kitchen (10'5" x 9'8" / 3.20m x 2.98m)**

Fitted with a selection of base and wall units, integrating the sink and drainer, oven, gas hob, hood and undercounter fridge. Washing machine to remain. Central heating boiler. Velux window.



### **Bathroom (8' x 5'4" / 2.43m x 1.64m)**

Fitted with a three-piece suite with shower fitment above the bath. Velux window.



**Bedroom 2 (9'8" x 8'1" / 2.98m x 2.46m)**

Fitted carpet and velux window. Double wardrobe with sliding mirrored doors.



**Bedroom 1 (17'7" x 9'8" / 5.39m x 2.98m)**

Rear facing window and fitted carpet. Two double wardrobes with sliding mirrored doors.



**OUTSIDE**

Allocated parking space. Shared drying area to rear.

## 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)

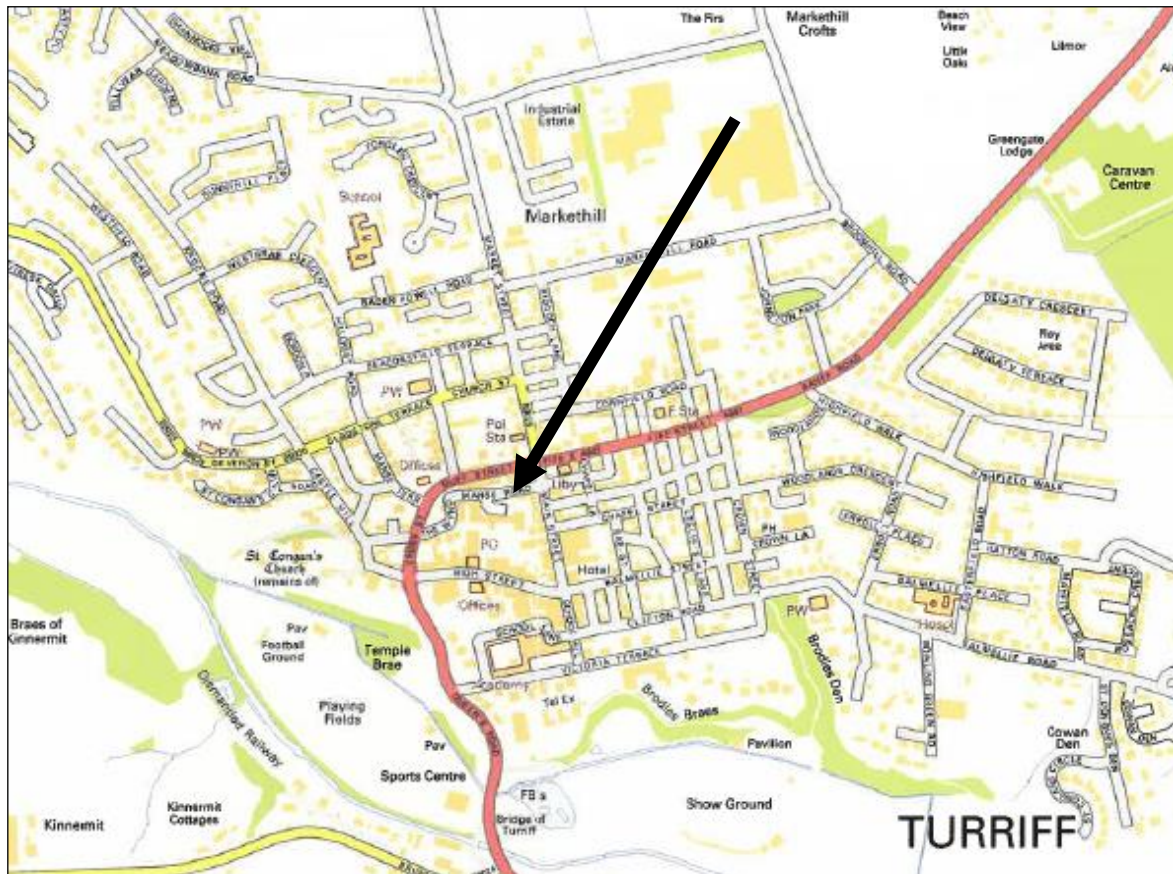
## Offers

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

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