

STEWART & WATSON

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**3A BALMELLIE STREET,
TURRIFF, AB53 4DW**



2 Bed Upper Floor Flat

- Lounge & Dining Kitchen
- 2 Bedrooms & Bathroom
- Gas Central Heating & Double Glazing
- Accommodation over two floors
- Town Centre location

Fixed Price £85,000

Home Report Valuation £95,000

www.stewartwatson.co.uk

TYPE OF PROPERTY

We offer for sale this 2 bed upper floor flat which is located in the Town Centre and benefits from gas central heating and double glazing. This generous sized accommodation comprises of an entrance vestibule, hallway, lounge, dining kitchen, 2 bedrooms and bathroom.

ACCOMMODATION

Entered via a solid wooden door into the communal hallway which has a carpeted staircase with wooden banister. The door to the property is on the right.

Entrance Vestibule

Door into the vestibule. Doors to hallway and bedroom 2.

Bedroom 2 (12'6" x 7'8" / 3.84m x 2.37m)

Rear facing windows and fitted carpet. Single wardrobe.



Hallway

Understairs storage cupboard housing the central heating boiler.

Lounge (18'5" x 11'5" / 5.63m x 3.50m)

Two front facing windows. Feature electric fire.



Dining Kitchen (11'7" x 9'6" / 3.56m x 2.92m)

Base and wall mounted units integrating the oven, hob, hood and sink and drainer unit. White goods to remain. Rear facing window.



Staircase

Carpeted staircase with wooden banister leads to the upper hallway. Gives access to the bedroom and bathroom. Hatch access to loft.

Bedroom 1 (13'6" x 10'3" / 4.14m x 3.13m)

Rear facing window. Quadruple wardrobe with sliding mirrored doors. Shelved cupboard.

**Bathroom (12'8" x 7'4" / 3.90m x 2.25m)**

Fitted with a 4-piece suite comprising of wc, wash hand basin, shower cubicle and bath. Heated towel rail. Velux window.



SERVICES

Mains electricity, gas, water and drainage.

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

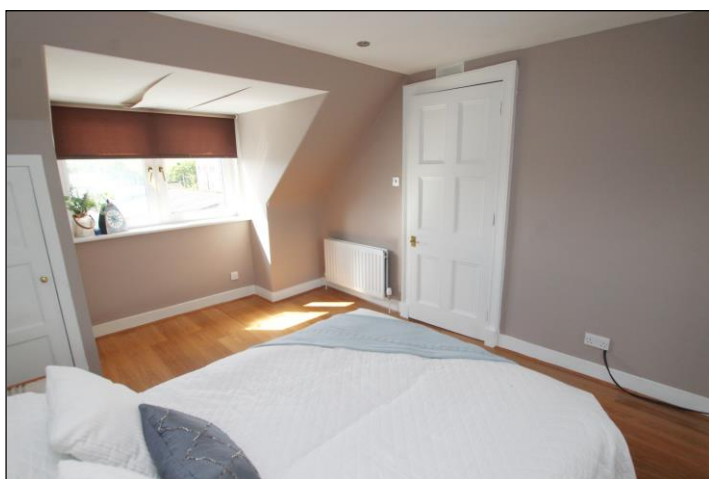
Offers

All offers should be submitted in writing to our Turriff office.

LOCATION

Turriff itself is a thriving town with a population of approx. 5,700. 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 LA/TUR/G24



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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