

**25A SOUTH STREET, ABERCHIRDER
HUNTLY, AB54 7XR**



2 Bed Semi Detached Dwellinghouse

- Lounge & Dining Kitchen
- 2 Bedrooms & Shower Room
- Oil Central Heating & Double Glazing
- Front & Rear Gardens
- Off Street Parking at rear

Fixed Price £105,000

Home Report Valuation £110,000

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TYPE OF PROPERTY

We are pleased to offer for sale this 2 bed semi detached dwellinghouse which appreciates country views and benefits from oil central heating, double glazing, front and rear gardens and off street parking. The property comprises of an entrance hallway, lounge, dining kitchen, 2 bedrooms and shower room.

ACCOMMODATION

Hallway

Exterior door into the hallway. Gives access to the lounge, dining kitchen and stairs to the upper hall. Laminate flooring. Understairs storage cupboard housing the central heating boiler.

Lounge (13'1" x 12'3" / 3.99m x 3.74m)

Front facing window and laminate flooring.



Dining Kitchen (18'6" x 7'1" / 5.66m x 2.16m)

Fitted with modern matt black base units and marble effect worktop integrating the oven, hob, hood, dishwasher, washing machine and sink and drainer. Space for dining. Rear facing window and door to garden.



Staircase

Carpeted staircase with wooden banister leads to the upper hallway. Gives access to the 2 bedrooms and shower room. Hatch access to loft. Side facing window.

Bedroom 1 (13'5" x 8'8" / 4.11m x 2.68m)

Front facing window appreciating views over the countryside. Fitted carpet. Triple wardrobe with sliding mirrored doors. Cupboard.



Shower Room (9'2" x 4'9" / 2.80m x 1.49m)

Fitted with wc, wash hand basin and double shower cubicle. Rear facing opaque window.



Bedroom 2 (9'2" x 9'1" / 2.80m x 2.77m)

Rear facing window and fitted carpet. Double wardrobe with sliding mirrored doors. Shelled cupboard.



OUTSIDE

The front and rear gardens have areas of lawn with shrubs and bushes. There is a stone chipped area to the rear which provides off street parking. **GREENHOUSE** and **GARDEN SHED**. 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

Aberchirder is a thriving village approx. 8 miles from the towns of Turriff and Banff both of which provide a wide range of shopping, business, leisure and educational facilities including Secondary Schooling. Local facilities in Aberchirder include shops, Primary School, Health Centre and Bowling Club.

Reference DDP/TUR/L24



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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59 High Street, Turriff AB53 4EL (01888) 563773
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17-19 Duke Street, Huntly, AB54 8DL (01466) 792331