

**43 BEACONSFIELD TERRACE,
TURRIFF, AB53 4AP**



2 Bed Semi Detached Dwellinghouse

- Lounge & Dining Kitchen
- 2 Bedrooms & Shower Room
- Gas Central Heating & Double Glazing
- Front & Enclosed Rear Gardens
- Close to local amenities

Offers over £120,000
Home Report Valuation £120,000
www.stewartwatson.co.uk

TYPE OF PROPERTY

We are delighted to offer for sale this 2 bed semi detached dwellinghouse which is close to local amenities and benefits from gas central heating, double glazing and front and rear gardens. The property comprises of a hallway, lounge, dining kitchen, 2 bedrooms and shower room.

ACCOMMODATION

Hallway

Exterior glazed door enters in to the carpeted hallway, which gives access to the staircase and door to lounge.

Lounge (12'9" x 14'2" \ 3.93m x 4.33m)

Front facing bay window and fitted carpet. Feature electric fire with marble surround. Large understairs cupboard housing boiler.



Dining Kitchen (16'9" x 7'7" / 5.16m x 2.35m)

Base and wall units providing storage and integrating the oven, microwave, electric hob, hood, dishwasher, sink and drainer and fridge freezer. Space for white goods. Island providing storage and informal seating. Rear and side facing windows and door to rear garden.



Staircase

A carpeted staircase with wooden banister allows access to the first floor accommodation. Hatch access to loft.

Shower Room (6'1" x 4'3" / 1.87m x 1.33m)

With wc, wash hand basin and walk in shower. Heated towel rail and under floor heating. Side facing window.



Bedroom 1 (8'5" x 12'6" / 2.59m x 3.86m)
Front facing window and fitted carpet.
Double wardrobe with sliding mirrored doors.
Feature alcove with cupboard below.



Bedroom 2 (9'6" x 9'7" / 2.94m x 2.96m)
Rear facing window and fitted carpet. Double
wardrobe with sliding mirrored doors which
houses the fuse box.



OUTSIDE

To the front of the property there is a driveway providing off street parking and stone chips with shrubs . The enclosed rear garden has lawn with rotary dryer, slabbed patio area and decking. Two garden sheds – **please note one of the sheds has had storm damage, which will not be repaired prior to the entry date -.**



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 DDP/TUR/D26



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
65 High Street, Banff AB45 1AN (01261) 818883
42/44 East Church Street, Buckie AB56 1AB (01542) 833255
35 Queen Street, Peterhead AB42 1TP (01779) 476351

38 Broad Street, Fraserburgh, AB43 9AH (01346) 514443
21 Market Square, Oldmeldrum AB51 0AA (01651) 872314
4 North Street, Mintlaw, AB42 5HH (01771) 622338
25 Grant Street, Cullen, AB56 4RS (01542) 840408
17-19 Duke Street, Huntly, AB54 8DL (01466) 792331