

**13 FORDYCE ROAD, NEW DEER,
TURRIFF, AB53 6SB**



3 Bed Mid Terraced Dwellinghouse

- Lounge & Kitchen
- 3 Bedrooms & Bathroom
- Oil Central Heating & Double Glazing
- Front & Rear Garden with Greenhouse & Garden Shed
- Close to New Deer Primary School

Offers over £125,000
Home Report Valuation £125,000
www.stewartwatson.co.uk

TYPE OF PROPERTY

We offer for sale this 3 bed mid terraced dwellinghouse which benefits from front and rear gardens with a greenhouse and garden shed. The property comprises of a hallway, lounge, kitchen, 3 bedrooms and bathroom.

ACCOMMODATION

Hallway

Exterior door enters in to the hallway which provides access to lounge, bathroom and stairs to upper hallway.

Lounge (15'5" x 12' / 4.75m x 3.68m)

Feature coal fire with wooden surround. Storage cupboards. Front facing window and door to kitchen.



Kitchen (14'8" x 8' / 4.53m x 2.45m)

Base and wall units with sink and drainer. Fridge freezer, electric cooker, washing machine and tumble dryer to remain. Rear facing window and door to rear.



Bathroom (5'3" x 14'4" / 1.61m x 4.40m widest to longest)

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



Staircase

Carpeted staircase with wooden banister leads to the upper hallway. Hatch access to loft.

Bedroom 3 (8'9" x 10'9" / 2.73m x 3.33m)

Rear facing window and fitted carpet.



Bedroom 1 (11'3" x 14'5" / 3.45m x 4.43m)
Rear facing window and fitted carpet. Storage cupboard.



Bedroom 2 (9' x 11'8" / 2.75m x 3.59m)
Front facing window and fitted carpet. Large storage cupboard. Shelved cupboard housing hot water tank.



OUTSIDE

To the front of the property is laid with stone chips and shrubs and bushes and to the rear is mainly laid to lawn with a drying line and a slabbed area with a greenhouse, garden shed and mature shrubs, bushes and fruit trees.



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

E

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

The village of New Deer offers good amenities including a primary school, selection of local shops including a pharmacy. Further facilities are available at either Turriff, Peterhead, Fraserburgh or Mintlaw.

Reference DDP/TUR/G26



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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