

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



Unfurnished 2 Bed Semi Detached Dwellinghouse

- Lounge & Kitchen
- 2 Bedrooms & Bathroom
- Gas Central Heating & Double Glazing
- Front & Rear Gardens laid to stone chips
- Located close to the Town Centre

Rent - £650 p.c.m.

Letting Agent Registration Number: LARN1904084

Landlord Registration Number: 534511/110/22112

www.stewartwatson.co.uk

TYPE OF PROPERTY

This is a 2 bed semi detached dwellinghouse which is located close to the Town Centre and benefits from gas central heating, double glazing and front and rear gardens. The property comprises of a hall, lounge, kitchen, rear vestibule, bathroom and 2 bedrooms.

ACCOMMODATION

Hall

Entered via an exterior door into the hall. Access to lounge, bathroom and stairs to the upper hall.

Lounge (14'9" x 10'5" / 4.54m x 3.20m)

Front facing window with cupboard below. Two feature alcoves.



Kitchen (10'6" x 10'1" / 3.23m x 3.07m)

Base and wall units with sink and drainer. Cooker. Space for white goods. Cupboard housing the central heating boiler. Side facing window and door to rear vestibule.



Rear Vestibule

Door to garden.

Bathroom (8'8" x 5'9" / 2.68m x 1.79m)

With wc, wash hand basin and bath with shower fitment above.



Staircase

A carpeted staircase with wooden banister leads to the upper hallway. Gives access to the 2 bedrooms. Storage cupboard. Rear facing window.

Bedroom 1 (14'6" x 12'9" / 4.45m x 3.93m)

Front facing window and fitted carpet.

**Bedroom 2 (10'6" x 10'1" / 3.23m x 3.07m)**

Side facing window and fitted carpet.



OUTSIDE

Both the front and rear gardens are mainly laid to stone chips. The rear garden has a garden shed and drying area.

SERVICES

Mains electricity, gas, water and drainage.

Council Tax Band

B

EPC Band

E

Entry

By arrangement.

Viewing

By contacting The Property Shop, Turriff on 01888 563777.

Email: turriff.property@stewartwatson.co.uk

Applications

To be made on our application form available from any of our offices and submitted along with two references.

Landlord Registration Number

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Terms

In addition to the rent, the tenant shall be responsible for payment of the Council Tax and all utility bills.

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/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.

The Property Shop, 2 Main Street, Turriff AB53 4AD (01888) 563777
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35 Queen Street, Peterhead AB42 1TP (01779) 476351

38 Broad Street, Fraserburgh, AB43 9AH (01346) 514443
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