

STEWART & WATSON

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**24 COWAN DEN,
TURRIFF, AB53 4EY**



3 Bed Detached Bungalow

- Lounge, Dining Kitchen & Utility Room
- 3 Bedrooms, En-Suite Shower Room & Bathroom
- Gas Central Heating & Double Glazing
- Driveway providing off street parking
- Front garden with slabbed patio & stone chips

Offers over £235,000

Home Report Valuation £235,000

www.stewartwatson.co.uk

TYPE OF PROPERTY

We are delighted to offer for sale this spacious 3 bed detached bungalow which benefits from gas central heating, double glazing, driveway providing off street parking and front garden. Accommodation comprises of an entrance vestibule, hallway, lounge, dining kitchen, utility room, 3 double bedrooms (1 with ensuite) and bathroom.

ACCOMMODATION

Entrance Vestibule

Entered via an exterior door with glazed side panel into the carpeted vestibule. Further glazed door with side panel to hallway.

Hallway

Fitted carpet and three storage cupboards with one housing the central heating boiler.



Lounge (22'8" x 19'2" / 6.94m x 5.85m)

Spacious L-shaped room with fitted carpet and feature electric fireplace. Doors to hallway and kitchen and large sliding patio door to outside.



Dining Kitchen (18' x 11'2" / 5.48m x 3.41m)

Fitted with a range of base and wall mounted units integrating the oven, hob, hood and stainless steel sink and drainer with mixer tap. Rear facing windows and door to utility room.



Utility Room (8'9" x 5' / 2.71m x 1.52m)

Base units with space for white goods. Door to rear.

Bedroom 1 (11'5" x 11'2" / 3.50m x 3.41m)

Rear and side facing windows and fitted carpet. Double wardrobe.



Bedroom 3 (12'7" x 8'8" / 3.87m x 2.68m)

Front facing window and fitted carpet. Double wardrobe.



En-suite Shower Room (11'2" x 3'1" / 3.41m x 0.94m)

With wc, wash hand basin and shower cubicle. Rear facing opaque window.

Bedroom 2 (12'7" x 8'9" / 3.87m x 2.71m)

Front facing window and fitted carpet. Double wardrobe.



Bathroom (11'3" x 6'9" / 3.44m x 2.10m)

With wc, wash hand basin and bath with shower fitment. Rear facing opaque window.



OUTSIDE

A stone chipped driveway to the rear provides off street parking for several cars and also incorporates a rotary dryer. The front garden has a slabbed patio area perfect for alfresco dining with stone chipped surround and mature shrubs, bushes and trees.

SERVICES

Mains electricity, water, gas and drainage.

ITEMS INCLUDED

All the usual heritable fittings and fixtures are included.

Council Tax Band

E

EPC Band

C

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/H26



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

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