

## 28 CRANNA VIEW, ABERCHIRDER HUNTLY, AB54 7SJ



### *3 Bed Detached Bungalow*

- Lounge, Dining Kitchen & Dining Room
- 3 Bedrooms, En-suite Shower Room, Family Bathroom & Utility Room
- Oil Central Heating & Double Glazing
- Stone Chipped Driveway & Single Garage
- Large rear garden laid to lawn with slabbed patio area

***Offers around £245,000***  
***Home Report Valuation £245,000***  
***[www.stewartwatson.co.uk](http://www.stewartwatson.co.uk)***

## TYPE OF PROPERTY

We are delighted to offer for sale this 3 bed detached bungalow which is well presented throughout and benefits from oil central heating, double glazing, stone chipped driveway and single garage providing off street parking and large rear garden laid to lawn with slabbed patio area. The property comprises of an entrance vestibule, hallway, lounge, dining kitchen, dining room, utility room, 3 bedrooms, en-suite shower room and family bathroom.

## ACCOMMODATION

### Entrance Vestibule

Exterior door into the tiled vestibule. Glazed door leads into the hallway.

### Hallway

Fitted carpet. Airing cupboard and storage cupboard.



### Lounge (17'6" x 15'7" / 5.36m x 4.78m)

Large front facing bay window and fitted carpet. Feature electric fire.



### Dining Kitchen (17'6" x 16'8" / 5.36m x 5.12m)

Fitted with base and wall mounted units providing storage and integrating the hob, hood, oven, grill, dishwasher, sink and drainer and worktop dining table. Rear facing window appreciating countryside views. Doors to hallway, dining room and utility room.



### Dining Room (14'9" x 10'6" / 4.54m x 3.23)

Side facing window and fitted carpet.





**Utility Room (8'6" x 5'9" / 2.62m x 1.79m)**

Base and wall units with stainless steel sink and drainer. Space for white goods. Door to rear. Central heating boiler.

**Bedroom 1 (11'4" x 11'1" / 3.47m x 3.38m)**

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

**En-Suite (8'4" x 3'5" / 2.56m x 1.06m)**

Fitted with wc, wash hand basin set in vanity unit and shower cubicle. Rear facing opaque window. Heated towel rail.

**Bedroom 2 (10'2" x 9'9" / 3.10m x 3.01m)**

Front facing window and fitted carpet. Double wardrobe with sliding mirrored doors.

**Bedroom 3 (10'3" x 8'5" / 3.13m x 2.59m)**

Front facing window and fitted carpet. Double wardrobe with sliding mirrored doors.

**Bathroom (11' x 5'2" / 3.35m x 1.58m)**

Fitted with wc, wash hand basin set and bath with shower fitment above. Heated towel rail. Rear facing opaque window.



## OUTSIDE

A stone chipped driveway provides off street parking and leads to the **SINGLE GARAGE (21' x 10'7" / 6.40m x 3.26m)** which has an up and over door, light and water. There is an area of lawn to the front of the property with a slabbed path leading to the rear. The rear garden has a area of lawn with a border planted with mature shrubs and bushes. Slabbed patio area which is ideal for al fresco dining and has a rotary dryer. Brown plastic storage container to remain. The rear benefits from ramp access







## SERVICES

Mains electricity, water and drainage. Oil central heating.

## ITEMS INCLUDED

All the usual heritable fittings and fixtures are included. **Light fittings from the entrance vestibule and hallway will be removed however replacements will be fitted. Some curtains may be removed but blinds will be included. The wooden garden shed can be purchased by separate negotiation.**

## 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](mailto: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/TURI25



**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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