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



2 Bed Semi Detached Dwellinghouse

- Lounge, Kitchen, Dining Room & Utility Room
- 2 Bedrooms, Office/Bedroom 3 & Bathroom
- Gas Central Heating & Double Glazing
- Single Garage & Driveway
- Garden & Outbuilding

Offers over £142,000

Home Report Valuation £145,000

www.stewartwatson.co.uk

TYPE OF PROPERTY

We are pleased to offer for sale this 2 bed semi detached dwellinghouse situated close to the Town Centre. The property benefits from character features such as high ceilings and decorative cornicing, double glazing, gas central heating, single garage, driveway, garden and outbuilding. Accommodation comprises of an entrance vestibule, hallway, lounge, dining room, kitchen, utility room, bathroom, 2 bedrooms and office/bedroom 3.

ACCOMMODATION

Entrance Vestibule

Exterior door into the vestibule. Further door to hallway.

Hallway

Fitted carpet. Understairs cupboard.

Lounge (13'4" x 11'6" / 4.08m x 3.53m)

Front facing window and fitted carpet. Wood burning stove set in fireplace. Feature alcoves with storage cupboards below.



Dining Room (11'2" x 10'8" / 3.41m x 3.29m)

Rear facing window and fitted carpet. Doors to hallway, utility room and rear hall. Storage cupboard.



Utility Room (6'7" x 5'5" / 2.04m x 1.67m)

Space for white goods. Rear facing window.

Rear Hall

Gives access to the kitchen and bathroom. Storage cupboard housing the central heating boiler.

Kitchen (12' x 6'9" / 3.65m x 2.10m)

With base and wall mounted units providing storage. Cooker to remain. Sink and drainer unit. Space for white goods. Door to garden. Front facing and velux window.





Bathroom (6'9" x 4'9" / 2.10m x 1.49m)
Fitted with wc, wash hand basin and bath with shower fitment above. Heated towel rail.



Staircase
Carpeted staircase with wooden banister.

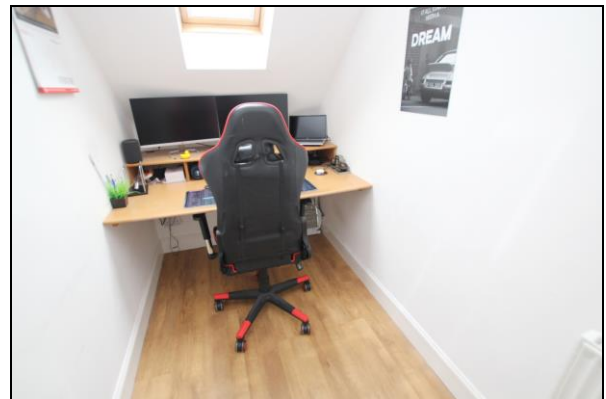
Bedroom 1 (11' x 10'3" / 3.35m x 3.13m)
Front facing bay window and fitted carpet.
Double wardrobe with sliding doors.



Bedroom 2 (11'3" x 8'8" / 3.44m x 2.68m)
Rear facing window and fitted carpet.



Office / Bedroom 3 (9'4" x 4'9" / 2.86m x 1.49m)
Velux window. Wooden flooring.



OUTSIDE

A gravelled driveway provides space for off street parking and leads to the **SINGLE GARAGE (18'6" x 9'2" / 5.66m x 2.80m)** which has an up and over door and electric. The garden is laid to lawn with drying area. **OUTBUILDING (7'1" x 4'8" / 2.16m x 1.46m)** with power.

SERVICES

Mains electricity, gas, water and drainage.

ITEMS INCLUDED

All the usual heritable fittings and fixtures are included.

Council Tax Band

C

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/E24



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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