

**17 FORGLEN CRESCENT,
TURRIFF, AB53 4NW**



3 Bed Mid Terraced Dwellinghouse

- Lounge, Dining Kitchen & Utility Room
- 3 Bedrooms, Bathroom & WC
- Oil Central Heating & Double Glazing
- Front & Rear Gardens laid to slabs for easy maintenance
- Within walking distance to the Turriff Primary School

Offers over £150,000
Home Report Valuation £150,000
www.stewartwatson.co.uk

TYPE OF PROPERTY

We are delighted to offer for sale this 3 bed mid terraced dwellinghouse which is located in a quiet cul de sac, within walking distance to the Turriff Primary School and benefits from oil central heating, double glazing, front and rear gardens and a shed. The property comprises of a hallway, lounge, dining kitchen, utility room, wc, 3 bedrooms and bathroom.

ACCOMMODATION

Hallway

Exterior door leads into the spacious hallway which gives access to all ground floor accommodation and stairs to the upper hall. Understairs bar with spotlights and shelving for storage.



Lounge (21'6" x 14'4" / 6.58m x 4.38m)

Large and bright room with fitted carpet. Patio door to front garden and feature electric fire.



Dining Kitchen (16'9" x 15' / 5.15m x 4.57m)

Base and wall units providing storage and integrating the oven, hob and hood. Space for white goods. Stainless steel sink and drainer. Space for dining table and patio door to rear garden.



Utility Room (6'7" x 5'2" / 2.04m x 1.58m)

Shelved base unit and wall mounted unit. Space for washing machine. Storage cupboard. Central heating boiler and door to rear garden.

WC (5'8" x 3' / 1.76m x 0.91)

Fitted with wc and wash hand basin.

Staircase

A carpeted staircase with wooden banister allows access to the first floor accommodation. Hatch access to floored loft.

Bedroom 1 (13'4" x 9'8" / 4.08m x 2.98m)

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

**Bedroom 2 (12'3" x 10'6" / 3.74m x 3.23m)**

Front facing window and fitted carpet.

**Bedroom 3 (14'6" x 9'1" / 4.45m x 2.77)**

Front facing window and fitted carpet.

**Bathroom (9' x 5'9" / 2.74m x 1.79m)**

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

**OUTSIDE**

The front garden has a stone chipped area and a slabbed path which leads down the side tunnel to access the rear garden. To the rear, the garden is mainly laid to slab with drying area, shed and oil tank.



SERVICES

Mains electricity, water and drainage. Oil central heating.

ITEMS INCLUDED

All the usual heritable fittings and fixtures are included.

Council Tax Band

B

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/I25



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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