

**7 SMITH CRESCENT, ABERCHIRDER  
HUNTLY, AB54 7SP**



### ***2 Bed End Terraced Dwellinghouse***

- Lounge & Kitchen
- 2 Bedrooms & Shower Room
- Electric Storage Heating & Double Glazing
- Front & Rear Gardens mainly laid to lawn
- Close to the local amenities

***Offers over £70,000***  
***Home Report Valuation £75,000***  
***www.stewartwatson.co.uk***

## TYPE OF PROPERTY

We are pleased to offer for sale this 2 bed end terraced dwellinghouse which is located close to the local amenities within the village and benefits from double glazing and front and rear gardens mainly laid to lawn. The property comprises of a hallway, lounge, kitchen, 2 bedrooms and shower room.

## ACCOMMODATION

### Hallway

Exterior door enters into the carpeted hallway which has an understairs storage cupboard and cupboard housing the fusebox and electric meter. Gives access to the lounge and stairs to the upper hall.

### Lounge (20'7" x 10'6" / 6.30m x 3.23m)

Dual aspect windows and fitted carpet. Feature electric fire. Door to kitchen.



### Kitchen (10'1" x 10' / 3.07m x 3.04m)

Base unit with stainless steel sink and drainer and mixer tap. Double & single cupboards providing storage. Rear facing window and door to garden.



### Staircase

Carpeted staircase with wooden banister leads to the upper hallway. Gives access to the 2 bedrooms and shower room. Hatch access to loft. Side facing window.

### Bedroom 1 (14'3" x 8'3" / 4.35m x 2.52m)

Front facing window and fitted carpet. Three cupboards.



**Bedroom 2 (10'6'' x 10'2'' / 3.23m x 3.10m)**

Rear facing window and fitted carpet. Cupboard.



**Shower Room (6'4'' x 5'5'' / 1.95m x 1.67m)**

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



**OUTSIDE**

A slabbed path leads to the front door and around to the rear of the property. Both the front and rear garden are mainly laid to lawn with the rear having a rotary dyer and garden shed.

## SERVICES

Mains electricity, water and drainage.

## ITEMS INCLUDED

All the usual heritable fittings and fixtures are included.

## Council Tax Band

A

## EPC Band

E

## 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/TUR/F26



**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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59 High Street, Turriff AB53 4EL (01888) 563773  
65 High Street, Banff AB45 1AN (01261) 818883  
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35 Queen Street, Peterhead AB42 1TP (01779) 476351

38 Broad Street, Fraserburgh, AB43 9AH (01346) 514443  
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17-19 Duke Street, Huntly, AB54 8DL (01466) 792331