STEWART & WATSON

your **complete** property & legal service

15C CHAPEL STREET, TURRIFF, AB53 4DL



3 Bed Detached Bungalow with Single Garage

- Lounge, Dining Kitchen & Utility Room
- 3 Bedrooms, Family Bathroom & WC
- Gas Central Heating & Double Glazing
- Large Driveway providing Off Street Parking & Single Garage
- Rear Garden area mainly laid to stone chips

Offers over £210,000

Home Report Valuation £210,000

www.stewartwatson.co.uk

TYPE OF PROPERTY

We are pleased to offer for sale this 3 bed detached bungalow which occupies a central location close to the town amenities and benefits from gas central heating, double glazing, large driveway, single garage and rear garden area. The property comprises of an entrance vestibule, hallway, lounge, dining kitchen, utility room, 3 bedrooms, family bathroom and wc.

ACCOMMODATION

Entrance Vestibule
Exterior door into the vestibule. Cupboard housing the fuse box.

Hallway
Fitted carpet. Two shelved storage cupboards. Hatch access to loft.

Lounge (13'5" x 15' / 4.11m x 4.58m)
Fitted carpet and front facing window.





Dining Kitchen (9'7'' x 12'2'' / 2.97m x 3.72m)
With base and wall units integrating the oven, gas hob, hood, under counter fridge and sink and drainer. Space for dining table. Rear facing window and door to utility room. **Please note, the built in microwave does not work.**





Utility Room (8'1" x 5'3" / 2.47m x 1.63m)
Storage cupboard housing the hot water tank. Space for white goods. Side facing window and door to wc and rear garden.

WC (4'1" x 3'6'' / 1.25m x 1.11m)
Fitted with wc and wash hand basin. Rear facing opaque window.

Family Bathroom (9'7" x 7'4" / 2.96m x 2.27m)
Fitted with wc, wash hand basin set in vanity unit, bath and a separate shower cubicle. Front facing opaque window.



Bedroom 3 (8'7'' x 7'5'' / 2.67m x 2.31m)
Rear facing window and fitted carpet. Double wardrobe.



Bedroom 2 (11'4'' x 9'7'' / 3.48m x 2.96m)
Fitted carpet and front facing window. Double wardrobes.



Bedroom 1 (9'7'' x 11'9'' / 2.97m x 3.56m)
Fitted carpet and rear facing window. Double wardrobe.



OUTSIDE
To the front of the property is a large driveway which provides off street parking for several cars and leads to the **SINGLE GARAGE (21'9" x 11'7" / 6.69m x 3.57m)** which houses the central heating boiler and has a fully floored attic which can be accessed via a pull down ladder. The rear garden area is laid with stone chips, integrates a rotary dryer and has ramp access into utility room.





SERVICES
Mains electricity, water, gas and drainage.

ITEMS INCLUDED
All the usual heritable fittings and fixtures are included.

Council Tax Band
D

EPC Band
C

Entry
By arrangement.

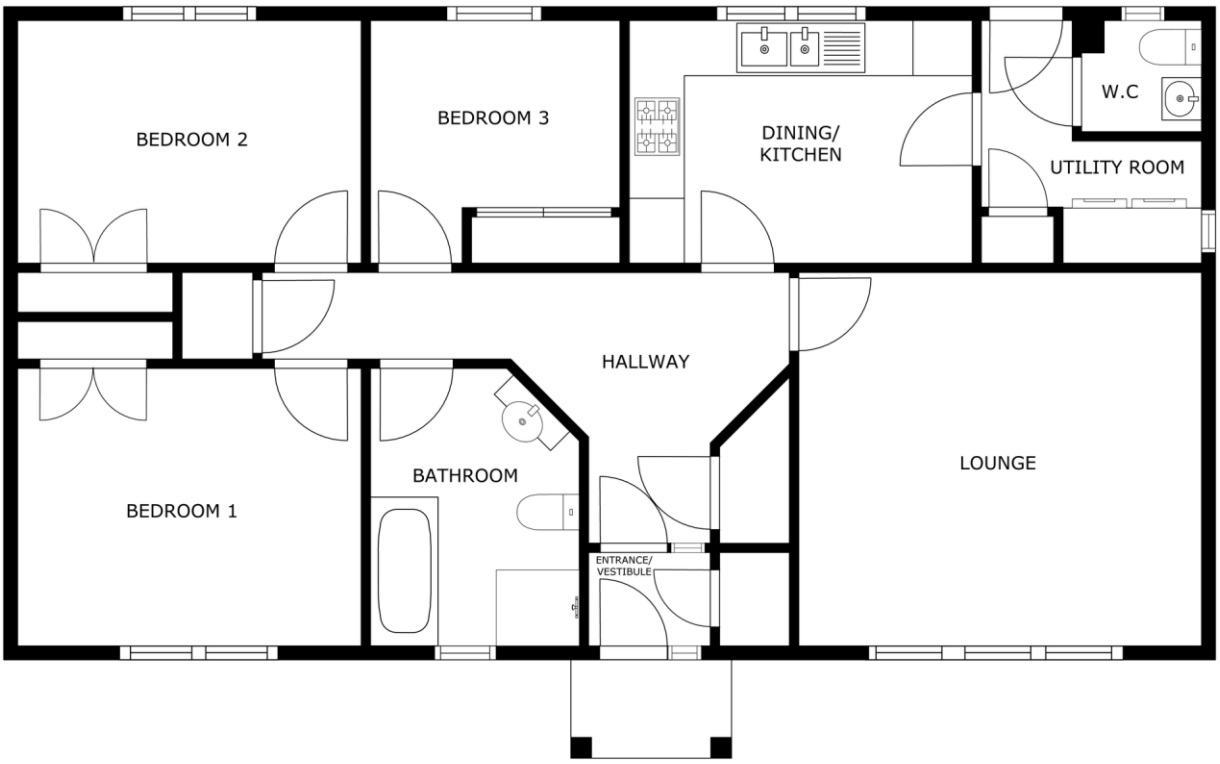
Viewing
By contacting The Property Shop, Turriff on 01888 563777.

Email:turriff.property2@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/J26



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	38 Broad Street, Fraserburgh, AB43 9AH	(01346) 514443
59 High Street, Turriff AB53 4EL	(01888) 563773	21 Market Square, Oldmeldrum AB51 0AA	(01651) 872314
65 High Street, Banff AB45 1AN	(01261) 818883	4 North Street, Mintlaw, AB42 5HH	(01771) 622338
42/44 East Church Street, Buckie AB56 1AB	(01542) 833255	25 Grant Street, Cullen, AB56 4RS	(01542) 840408
35 Queen Street, Peterhead AB42 1TP	(01779) 476351	17-19 Duke Street, Huntly, AB54 8DL	(01466) 792331