

# STEWART & WATSON

your **complete** property & legal service

## CROSSFIELDS COTTAGE, TURRIFF, AB53 5QX



### *3/4 Bed Detached Cottage with Single Garage*

- Lounge, Sitting Room, & Dining Kitchen
- 3/4 Bedrooms & Bathroom
- Double Glazing & Oil Central Heating
- Single Garage & Driveway
- Approximately 2.5 miles from Turriff

***Offers over £150,000***

***Home Report Valuation £170,000***

***www.stewartwatson.co.uk***

## **TYPE OF PROPERTY**

We are delighted to offer for sale this 3/4 bedroom detached cottage which benefits from oil central heating, double glazing, single garage, driveway and front and rear gardens. The property comprises of an entrance hall, sitting room/bedroom, lounge, rear hallway dining kitchen, 3 bedrooms and a bathroom.

## **ACCOMMODATION**

### **Entrance Hall**

Fitted carpet. Doors to sitting room and lounge.

### **Sitting Room / Bedroom 4 (13' x 10'8" / 3.96m x 3.29m)**

Front facing window, shelved cupboard and an open fire.



### **Lounge (14'5" x 12'3" / 4.41m x 3.74m)**

Front facing window with fitted carpet and an open fire. Door to rear hallway.



### **Rear Hallway**

Door to driveway.

### **Dining Kitchen (12' x 11'6" / 3.65m x 3.53m)**

Front and side facing windows. Base and wall units with sink and drainer unit. Cupboard housing the water tank.



**Bedroom 1 (11'7" x 10' / 3.56m x 3.04m)**

Side facing window and two double wardrobes.



**Bedroom 2 (11'2" x 11' / 3.41m x 3.35m)**

Front facing window and fitted carpet. Open fire.



**Bedroom 3 (11' x 10'8" / 3.35m x 3.29m)**

Front facing window and fitted carpet. Open fire.



**Bathroom (8' x 7' / 2.43m x 2.13m)**

Fitted with WC, wash hand basin, bath and separate shower cubicle. Side facing opaque window.



**Staircase**

Carpeted staircase with wooden banister leading to a further two bedrooms.

**OUTSIDE**

A gravel driveway provides parking for several cars and leads to the **SINGLE GARAGE**. The front and rear gardens are mainly laid to lawn with mature shrubs and bushes. Oil tank, **GREENHOUSE** and **GARDEN SHED**.



## SERVICES

Mains electricity and water. Oil central heating and septic tank.

## ITEMS INCLUDED

All the usual heritable fittings and fixtures are included.

## Council Tax Band

C

## EPC Band

F

## 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.

## DIRECTIONS

From Turriff take the A947 towards Banff for approx. 2.4 miles and the property is on the right.

## 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** FP/TUR/J23



**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 leasees 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  
59 High Street, Turriff AB53 4EL (01888) 563773  
65 High Street, Banff AB45 1AN (01261) 818883  
42/44 East Church Street, Buckie AB56 1AB (01542) 833255  
35 Queen Street, Peterhead AB42 1TP (01779) 476351

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21 Market Square, Oldmeldrum AB51 0AA (01651) 872314  
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