

**15 ERROLL PLACE,
TURRIFF, AB53 4DB**



3/4 Bed Semi Detached Dwellinghouse with Single Garage

- Lounge, Kitchen & Dining Room
- 3 Bedrooms & Shower Room
- Gas Central Heating & Double Glazing
- Front & Rear Garden with Greenhouse & Garden Shed
- Single Garage & Driveway providing parking

Offers over £135,000
Home Report Valuation £135,000
www.stewartwatson.co.uk

TYPE OF PROPERTY

We are pleased to offer for sale this 3/4 bed semi detached dwellinghouse which is located close to the local amenities within the town and benefits from double glazing and front and rear gardens mainly laid to lawn. The property comprises of a hallway, lounge, kitchen, dining room, 3 bedrooms and shower room.

ACCOMMODATION

Hallway

Exterior door enters into the carpeted hallway which has an understairs storage cupboard housing the gas boiler. Gives access to the lounge, kitchen, dining room / bedroom 4 and stairs to the upper hall.

Lounge (12'9" x 14' / 3.95m x 4.27m)

Fitted carpet and rear facing windows. Feature electric fire set in wooden surround. Alcove with storage cupboard below.



Kitchen (15'5" x 7'9" / 4.73m x 2.42m)

Base and wall units integrating an electric hob and hood, oven and grill and a stainless steel sink and drainer. Space for under counter fridge and washing machine. Rear facing window and door to garden.



Dining Room / Bedroom 4 (9'8" x 10'5" / 3.00m x 3.20m)

Front facing window and fitted carpet.

Staircase

Carpeted staircase with wooden banister leads to the upper hallway, which gives access to the 3 bedrooms and shower room. Hatch access to loft and storage cupboard housing the fuse box and electric meter. Front facing window.

Bedroom 2 (10'6" x 11'2" / 3.24m x 3.41m)

Fitted carpet and front facing window. Single wardrobe space.

Bedroom 1 (13' x 12'1" / 3.97m x 3.70m)

Rear facing window and fitted carpet. Shelved cupboard.



Bedroom 3 (11'6" x 9'4" / 3.54m x 2.87m)

Rear facing window and fitted carpet. Shelved cupboard.

Shower Room

Fitted with wc, wash hand basin set in vanity unit and double shower cubicle. Side facing opaque window.



OUTSIDE

A slabbed path leads to the front door and around to the rear of the property. The rear garden is mainly laid to lawn with a drying line, greenhouse and garden shed. To the front of the property is a driveway providing off street parking leading to a **SINGLE GARAGE** and an area of mature shrubs and bushes.

SERVICES

Mains electricity, water and drainage.

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/G26



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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