STEWART & WATSON

your **complete** property & legal service

17 MURRAY CRESCENT, ABERCHIRDER HUNTLY, AB54 7WA



3 Bed Detached Bungalow with Single Garage

- Lounge, Spacious Dining Kitchen & Utility Room
- 3 Double Bedrooms, En-Suite Shower Room & Bathroom
- Oil Central Heating & Double Glazing
- Driveway providing off street parking & Single Garage
- Front & Rear gardens & Decking area

Offers over £235,000

Home Report Valuation £235,000

www.stewartwatson.co.uk

TYPE OF PROPERTY

We are delighted to offer for sale this 3 bed detached bungalow which is well presented throughout and benefits from oil central heating, double glazing, single garage, driveway providing off street parking and rear garden with decking area. The property comprises of an entrance vestibule, hallway, lounge, dining kitchen, utility room, 3 bedrooms, en-suite shower room and bathroom.

ACCOMMODATION

Entrance Vestibule
Entered via an exterior door into the vestibule, Door to hallway.

Hallway
Access to all accommodation. Three storage cupboards.

Lounge (17'6'' x 17'9'' / 5.38m x 5.47m)
Front facing windows. Feature electric fireplace with surround.





Dining Kitchen (21'2'' x 17'6'' / 6.46m x 5.38m)
Fitted with base units which integrates the oven, grill, hob, hood and Belfast sink. Space for family dining and sitting area. Rear and side facing windows offering views over the surrounding countryside. Door to Utility room.





Utility Room (6'8'' x 8'6'' / 2.09m x 2.64m)
Base units with stainless steel sink and drainer. Space for washing machine. Doors to outside.

Bathroom (10'4'' x 5'2'' / 3.17m x 1.58m)
Fitted with wc, wash hand basin set in vanity unit and bath. Heated towel rail. Rear facing opaque window.



Bedroom 3 (8’4’’ x 10’2’’ / 2.57m x 3.13m)
Fitted carpet and front facing window. Double wardrobe.





Bedroom 2 (10’3” x 9’8’’ / 3.14m x 3.00m)
Fitted carpet and front facing window. Double wardrobe.





Bedroom 1 (10’7” x 10’5” / 3.27m x 3.20m)
Rear facing window. Double wardrobe. Door to en-suite.





En-Suite Shower Room
Fitted with wc, wash hand basin set in vanity unit and separate shower cubicle. Heated towel rail. Rear facing opaque window.

OUTSIDE

A driveway providing off street parking and leads to the **SINGLE GARAGE**. There is an area of lawn to the front of the property and a slabbed path leading to the rear. The rear garden has an area of lawn, garden shed and a rotary dryer. Large decking area which is ideal for al fresco dining and appreciates country views.









SERVICES
Mains electricity, water and drainage. Oil central heating.

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

Council Tax Band
E

EPC Band
C

Entry
By arrangement.

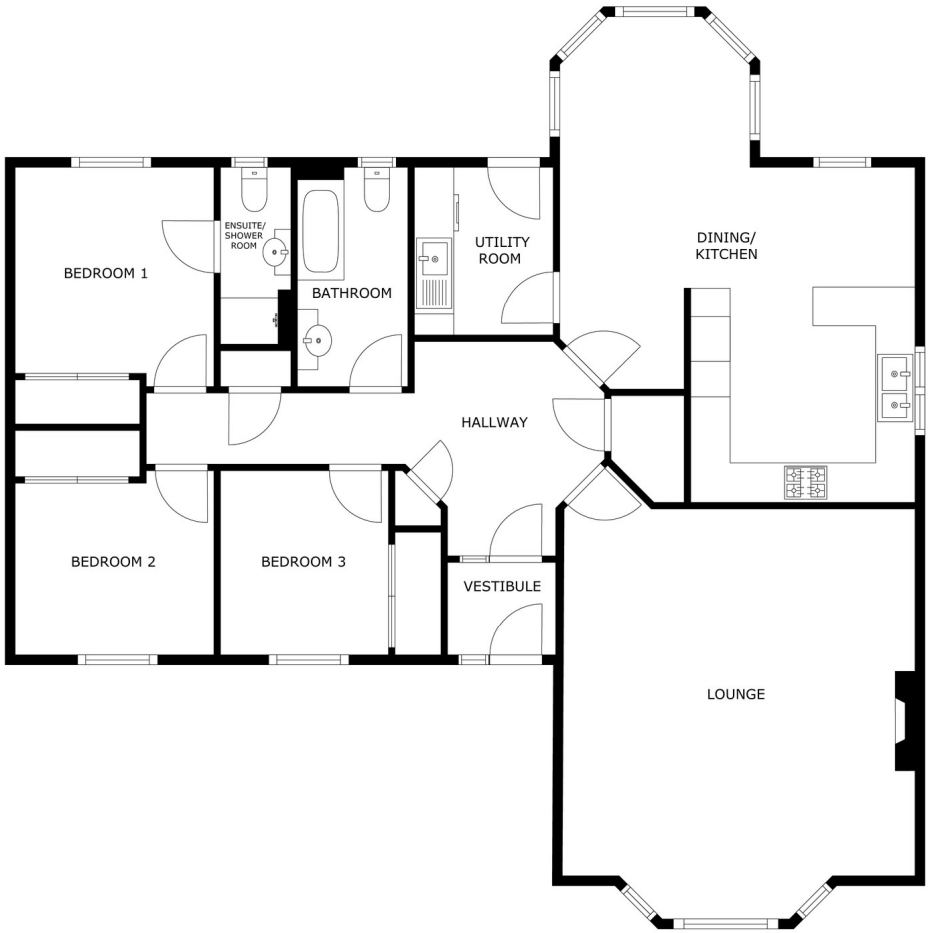
Viewing
By contacting The Property Shop, Turriff on 01888 563777.

Email:turriff.property2@stewartwatson.co.uk

Offers
All offers should be submitted in writing to our Turriff office.

DIRECTIONS
Aberchirder is a thriving village approximately 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/K26



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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