

# STEWART & WATSON

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**TOMNAREAVE, 1 TURNER STREET**  
*KEITH, AB55 5DJ*



## *Detached Bungalow*

- Popular area close to town centre shops & amenities
- Spacious accommodation with D.G & mains gas C.H
- Vestibule, Hallway, Lounge, Dining Room, Conservatory
- Fitted Kitchen, Utility, Shower Room & 2 Bedrooms. Loft Space.
- Integral Garage. Driveway. Enclosed garden.

***Offers Over £210,000***  
***Home Report Valuation £210,000***

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## TOMNAREAVE, 1 TURNER STREET, KEITH, AB55 5DJ

### TYPE OF PROPERTY

We offer for sale this detached bungalow, which is situated within a popular residential area of the station town of Keith. Tomnareave occupies a slightly elevated position from Turner Street and is conveniently placed for the town centre shops, supermarkets, schools and amenities. The property offers, spacious well-appointed single storey accommodation and benefits from full double-glazing and mains gas central heating. This bungalow has been well maintained, and any fitted floorcoverings, curtains, window blinds and light fittings are to be included in the price.

### ACCOMMODATION

#### Vestibule

Enter through glass panelled exterior door into the vestibule. Front facing window. Purpose built double cupboard housing the electric meter and fuse box. Glass panelled door to the hallway.

#### Hallway

A T-shaped hallway with doors to the lounge, dining room, shower room and both bedrooms. Built in cupboard with fitted shelving. Ceiling hatch with pull out ladder allowing access to the loft space.



#### Loft

**5.04 m x 4.93 m**

Fully floored and lined loft space with large rear facing Velux style roof window. Door to an additional loft space which is again floored providing excellent storage. The gas central heating boiler and cold water tank is in the loft space. It may be possible to extend the property to provide additional accommodation (subject to obtaining any necessary planning consents).

#### Lounge

**5.50 m x 3.99 m**

Glass panelled door from the hallway. Large front facing window. Wooden fire surround with marble inset, hearth and gas fire. Fitted storage and display cabinets.



#### Dining Room

**4.30 m x 3.30 m**

Glass panelled door from the hallway. Rear facing window. Fitted with a selection of units providing useful storage

cupboards, display areas and a bottle rack. Open plan to the kitchen. Glass panelled door to conservatory.



**Kitchen** **3.13 m x 2.18 m**  
Rear facing window. Fitted with a selection of base and wall units with stone effect countertops and midwall

panelling. Integrated gas hob, electric double oven, extractor hood and fridge. One and a half bowl sink and drainer unit with mixer tap.



**Conservatory** **4.52 m x 3.60 m**  
Glass panelled door from the dining room. A lovely additional to the rear of the property with windows

overlooking the rear garden. Door to garage. Glass panelled exterior door giving access to the garden.



### Bedroom 1

3.70 m x 3.27 m

Double size bedroom with front facing window. Fitted with a selection of furniture in a limed oak effect finish providing wardrobes, cupboards, drawer units and bedside cabinets.



### Shower Room

3.370 x 1.72 m

Side facing window. Fitted with a white suite comprising of toilet, wash hand basin and an offset corner shower cubicle. Wet wall panelling splashback panelling. Fitted

with a selection of furniture in a beech effect, shaker style finish providing useful storage cupboards and enclosing the cistern. Built in cupboard with fitted shelving. Heated towel ladder radiator.



## Bedroom 2

3.30 m x 3.24 m

Rear facing window. Fitted with a selection of furniture in



a shaker style finish providing wardrobes, cupboards, drawer units and bedside cabinets.



## Integral Garage

6.54 m x 2.90 m

Electric rollup door allowing car access from Turner Street. Door from the conservatory. Gas meter. Fitted shelving, lights, water tap and power points. Door to the utility/store room.

the property allows access to the garage and provides off road parking space.

## Store/Utility Room

2.94 m x 1.43 m

Internal frosted window allowing light to pass from the conservatory. Fitted wall shelving. Drainage point for washing machine and venting for tumble dryer. Power points and light.

## OUTSIDE

Steps at the side of the property allow access from Turner Street to the main, front door. The side and rear garden areas are enclosed and mainly laid in block paving and stone chips for ease of maintenance with some mature shrub borders. Rotary clothes dryer. A tarred drive at the front of





**SERVICES**

Mains water, electricity, gas and drainage.

**ITEMS INCLUDED**

Any fitted floorcoverings, curtains, window blinds and light fittings. The integrated kitchen appliances.

**Council Tax**

The property is currently registered as band C

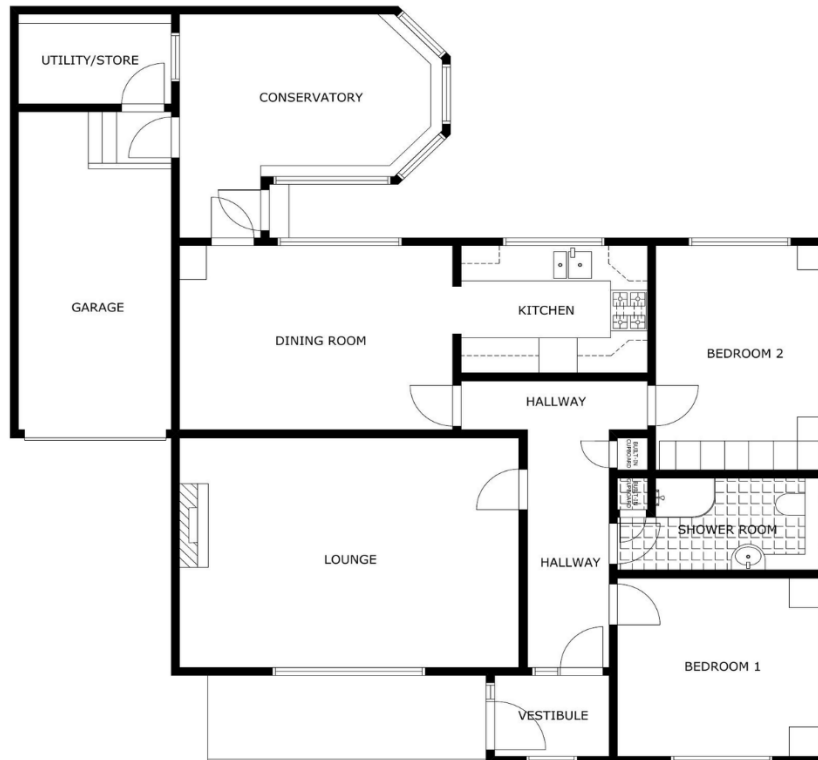
**EPC Banding** EPC= D

**Viewing**

By appointment only which can be arranged by contacting our Buckie Office on 01542 833255

**Email** [buckie.property@stewartwatson.co.uk](mailto:buckie.property@stewartwatson.co.uk)

**Reference** Buckie/CF



FLOOR 1

*This floor plan is not to scale and is for illustrative purposes only.*

**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.**

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