

STEWART & WATSON

your **complete** property & legal service

**WEST BROWNHILL,
TURRIFF, AB53 8EY**



3/4 Bed Detached Dwellinghouse

- Lounge, Dining Kitchen & Conservatory
- 3/4 Bedrooms & Bathroom
- Oil Central Heating & Double Glazing
- Single Garage & Driveway providing parking
- Large garden mainly laid to lawn

Offers over £220,000

Home Report Valuation £220,000

www.stewartwatson.co.uk

TYPE OF PROPERTY

We are pleased to offer for sale this 3/4 bed detached dwellinghouse that appreciates country views and benefits from oil central heating, double glazing, large garden mainly laid to lawn with garden sheds, single garage and driveway providing parking. Accommodation comprises of a lounge, dining kitchen, hallway, conservatory, 3/4 bedrooms and bathroom.

ACCOMMODATION

Conservatory (11'7" x 10'9" / 3.58m x 3.33m)

Enter through the double patio doors into the bright and airy conservatory which appreciates country views. A glazed panel door to hallway.

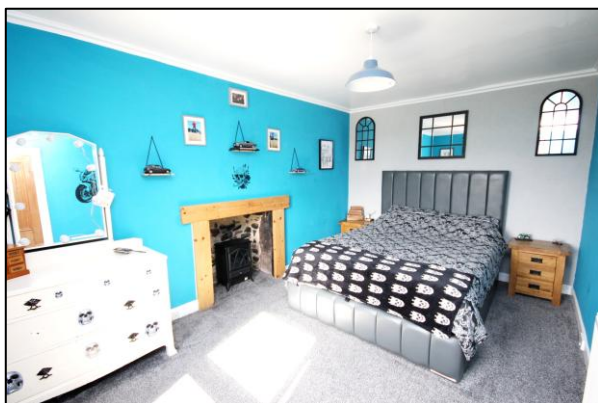


Hallway

Gives access to Bedroom 1, Bedroom 4/dining room, Lounge and stairs to upper hallway.

Bedroom 1 (14'7" x 9'8" / 4.49m x 2.99m)

Open feature fireplace with electric fire. Fitted carpet and front facing window.



Bedroom 4/ Dining Room (10'9" x 13'6" / 3.32m x 4.17m)

Fitted carpet and rear facing window. Two doors accessing hallway and lounge.



Lounge (10'2" x 14'8" / 3.12m x 4.52m)

Vinyl flooring, side and rear facing windows. Wood burning stove and featured alcove storing logs.





Dining Kitchen (15'5" x 9'7" / 4.73m x 2.98m)

Base and wall units integrating the oven, electric hob, hood and Belfast ceramic sink. Space for white goods. Side and rear facing windows and rear door to garden.



Bathroom (5'5" x 6'7" / 1.7m x 2.0m)

Fitted with wc, wash hand basin and bath with shower fitment above. Side facing window.



Staircase

A staircase, with wooden banister allows access from the hallway to the first floor accommodation. Hatch access to loft, storage area and storage cupboards .

Bedroom 2 (13'5" x 12'6" / 4.12m x 3.84m)

Front facing bay window appreciating country views. Fitted carpet.



Bedroom 3 (12'5" x 10'3" / 3.81m x 3.16m)

Front facing bay window appreciating country views. Fitted carpet.



OUTSIDE

A driveway provides parking and leads to the **SINGLE GARAGE**. The garden is mainly laid to lawn with hedge surround, slabbed path and stone chipped area. **GARDEN SHEDS** and oil tank.

SERVICES

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

ITEMS INCLUDED

All the usual heritable fittings and fixtures are included.

Council Tax Band

C

EPC Band

E

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.

DIRECTIONS

On leaving Turriff, follow the A947 towards Fyvie and turn left at Birkenhills signposted 'Lendrum'. Follow this road for approximately 1.2 miles and turn right. Take this road for approximately 0.3 miles and turn left. Follow this road for approximately 0.9 miles and the property is on the left indicated by our For Sale Sign.

Reference DDP/TUR/D26



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
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

38 Broad Street, Fraserburgh, AB43 9AH (01346) 514443
21 Market Square, Oldmeldrum AB51 0AA (01651) 872314
4 North Street, Mintlaw, AB42 5HH (01771) 622338
25 Grant Street, Cullen, AB56 4RS (01542) 840408
17-19 Duke Street, Huntly, AB54 8DL (01466) 792331