

STEWART & WATSON

your **complete** property & legal service

**20 ST CONGANS CRESCENT,
TURRIFF, AB53 4BW**



2 Bed End Terraced Dwellinghouse

- Lounge & Kitchen
- 2 Bedrooms & Shower Room
- Gas Central Heating & Double Glazing
- Front & Large Rear Garden with view overlooking golf course
- Driveway providing off street parking

Offers over £99,950
Home Report Valuation £100,000
www.stewartwatson.co.uk

TYPE OF PROPERTY

We are delighted to offer for sale this 2 bed end terraced dwellinghouse which benefits from gas central heating, double glazing, and front and rear gardens. The property comprises of a hallway, lounge, kitchen, 2 bedrooms and shower room.

ACCOMMODATION

Hallway

Exterior glazed door enters into the carpeted hallway. Understairs cupboard for storage. Gives access to lounge, shower room and stairs to upper hallway.

Lounge (17'9" x 9'5" \ 5.47m x 2.89m)

Front and rear facing windows and fitted carpet. Feature electric fire.



Kitchen (11'5" x 9'5" \ 3.52 m x 2.91m)

Base and wall units providing storage, sink and drainer, space for white goods and free standing electric cooker. Large cupboard housing the central heating boiler. Rear facing window with views overlooking the golf course and country views. Doors to rear garden and lounge.



Shower Room (5" x 7'7" \ 1.52 m x 2.37m)

Fitted with wc, sink set in vanity unit and shower cubicle. Heated towel rail and front facing opaque window.



Staircase

A carpeted staircase with wooden banister allows access to the first floor accommodation. Hatch access to loft, storage cupboard and wall mounted cupboard housing electric meter.

Bedroom 1 (13'1" x 9'5" \ 4m x 2.91m)

Front facing window and fitted carpet. Single wardrobe and shelved cupboard.



Bedroom 2 (9'2" x 8'5" \ 2.80m x 2.61m)

Rear facing window and fitted carpet. Double wardrobe and fitted vanity unit.



OUTSIDE

Off street parking is provided by the driveway which leads to the wooden garage. A benefit to the property is the large rear garden which overlooks the golf course. There is an area of lawn with rotary dryer and slabbed path with steps leading to the bottom of the garden, where there are mature shrubs and bushes.



SERVICES

Mains electricity, gas, water and drainage

ITEMS INCLUDED

All the usual heritable fittings and fixtures are included.

Council Tax Band

A

EPC Band

C

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 FP/TUR/B26



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