

**1 HARDIE COURT,
ABERCHIRDER, HUNTLY, AB54 7TG**



2 Bed End Terrace Dwellinghouse

- Lounge, Kitchen & Dining Room
- 2 Bedrooms & Shower Room
- Electric Heating & Double Glazing
- Front garden laid to stone chips
- Rear garden with slab, drying area and garden shed

Offers over £96,000
Home Report Valuation £96,000
www.stewartwatson.co.uk

TYPE OF PROPERTY

We offer for sale this 2 bed end terrace dwellinghouse which benefits from electric heating, double glazing and front and rear gardens. The property comprises of a hallway, lounge, kitchen with dining room on open plan, 2 bedrooms and a shower room.

ACCOMMODATION

Hallway

Entered via an exterior door into the hallway. Understairs storage space.

Lounge (17'9" x 12'1" / 5.45m x 3.68m)

Large front facing bay window. Feature electric fire set in marble fireplace.



Kitchen (10'3" x 7'2" / 3.13m x 2.19m)

Fitted with base and wall mounted units providing storage and integrating the oven, grill, hob, hood, fridge, freezer, washing machine and stainless steel sink and drainer. Breakfast bar providing dining. Rear facing window. Open plan to dining room.



Dining Room (7'9" x 7'3" / 2.40m x 2.22m)

Patio door to garden. Shelving unit.



Staircase

A carpeted staircase with wooden banister leads to the upper hallway which provides access to the 2 bedrooms and shower room. Hatch access to floored loft.

Bedroom 1 (13'4" x 8'8" / 4.08m x 2.68m)

Front facing window and fitted carpet. Double wardrobe and single wardrobe. Shelved walk in cupboard.



Bedroom 2 (11'5" x 9'2" / 3.50m x 2.80m)

Rear facing window and fitted carpet. Triple wardrobe with sliding doors. Airing cupboard.



Shower Room (6'6" x 5'4" / 2.01m x 1.64m)

Fitted with wc, wash hand basin and shower cubicle. Rear facing opaque window.



OUTSIDE

The front is laid to stone chips and a slabbed path leads from the front to the rear of the property. To the rear there is a slabbed patio with rotary dryer. **GARDEN SHED.**



SERVICES

Mains electricity, water and drainage.

ITEMS INCLUDED

All the usual heritable fittings and fixtures are included.

Council Tax Band

A

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.

LOCATION

Aberchirder is a thriving village approx. 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 FP/TUR/K25



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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