

**7A WOODLANDS CRESCENT,
TURRIFF, AB53 4DD**



2 Bed Mid Terraced Dwellinghouse

- Lounge with Dining Room on open plan & Kitchen
- 2 Bedrooms, WC & Bathroom
- Gas Central Heating & Double Glazing
- Rear Garden with Garden Shed
- Located near Town Centre

Offers over £120,000

Home Report Valuation £120,000

www.stewartwatson.co.uk

TYPE OF PROPERTY

We are pleased to offer for sale this 2 bed mid terraced dwellinghouse which is within walking distance to the town centre and benefits from double glazing, gas central heating and rear garden. The property comprises of a front vestibule, hallway, lounge, dining room, kitchen, 2 bedrooms, WC and bathroom.

ACCOMMODATION

Front Vestibule

Entered via uPVC exterior door into the carpeted vestibule. Shelved storage area with coat hooks which houses the fuse box. Glazed door to hallway.

Hallway

Large understairs cupboard. Carpeted hallway which leads to the WC, lounge and stairs to upper hallway.

Lounge (10'7" x 16'6" / 3.28m x 5.06m)

Front facing window with fitted carpet and open plan to Dining room.



Dining Room (9'6" x 8'4" / 2.93m x 2.57m)

Fitted carpet with door to kitchen and rear garden.



Kitchen (8'7" x 9'5" / 2.67m x 2.91m)

Fitted with base and wall units integrating the stainless steel sink and drainer and allowing space for white goods. Wall mounted central heating boiler. Rear facing window. **Please note the hob and oven do not work and will not be replaced.**



WC (3'2" x 6'5" / 0.99m x 1.98m)
WC and wash hand basin. Fitted carpet.



Staircase

A carpeted staircase with wooden banister allows access to the first floor accommodation. Large airing cupboard and walk in storage cupboard. Hatch access to loft.

Bedroom 1 (11'3" x 10'9" / 3.45m x 3.32m)
Front facing window and fitted carpet. Double wardrobe with sliding mirrored doors.



Bedroom 2 (10'9" x 10'2" / 3.32m x 3.13m)
Rear facing window and fitted carpet. Double wardrobe with sliding mirrored doors.



Bathroom (8'1" x 6'5" / 2.48m x 2.00m)
With wc, wash hand basin, bath with shower fitment above. Rear facing opaque window. Heated towel rail. Tiled floor and splash back.



OUTSIDE

Rear garden with area of lawn, slab path and mature shrubs and bushes. Garden shed.

SERVICES

Mains gas, electricity, water and drainage

ITEMS INCLUDED

All the usual heritable fittings and fixtures are included.

Council Tax Band

C

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 DDP/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.

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