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**11 RIDDOCH LANE,
TURRIFF, AB53 4GH**



3 Bed Detached Bungalow with Single Garage

- Lounge, Dining Kitchen & Utility Room
- 3 Bedrooms, En-Suite Shower Room & Bathroom
- Gas Central Heating & Double Glazing
- Driveway & Single Garage
- Front & Rear Gardens & Greenhouse

Offers over £165,000

Home Report Valuation £165,000

www.stewartwatson.co.uk

TYPE OF PROPERTY

We are pleased to offer for sale this 3 bed detached bungalow which benefits from gas central heating, double glazing, driveway, single garage, front and rear gardens. The property comprises of an entrance vestibule, hallway, lounge, dining kitchen, utility room, 3 bedrooms, en-suite shower room and bathroom.

ACCOMMODATION

Entrance Vestibule

Exterior door into the vestibule. Cupboard housing the electric meter and fuse box. Fitted carpet.

Hallway

Fitted carpet. Shelved storage cupboard. Hatch access to loft.

Lounge (12'7" x 15'6" / 3.88m x 4.77m)

Fitted carpet and front facing bay window.



Dining Kitchen (10'4" x 9'5" / 3.17m x 2.90m)

With base and wall units integrating the oven, electric hob, hood, microwave, under counter fridge and sink and drainer. Space for dining table. Side facing window and door to outside.



Bathroom (5'6" x 10'4" / 1.72m x 3.18m)

Cream three-piece suite comprising wc, wash hand basin and bath, Front facing opaque window.

Utility Room (5'6" x 6' / 1.72m x 1.85m)

Fitted with base units and wall-mounted boiler. Space for washing machine. Fitted carpet and side facing window.

Bedroom 3 (7'6" x 9'8" / 2.34m x 2.99m)

Side facing window and fitted carpet. Double shelved cupboard.



Bedroom 2 (9'5" x 10'9" / 2.90m x 3.32m)

Rear facing window. Two double wardrobes.



Bedroom 1 (9'5" x 10'8" / 2.91m x 3.29m)

Rear facing window. Two double wardrobes. Door to en-suite shower room.



En-Suite Shower Room (3'2" x 7'2" / 0.99m x 2.21m)

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

OUTSIDE

The driveway is to the rear which provides off street parking and leads to the **SINGLE GARAGE**. The rear garden is laid with stone chips and integrates a rotary dryer. The front garden is mainly laid with mature shrubs and bushes.



SERVICES

Mains electricity, water, gas and drainage.

ITEMS INCLUDED

All the usual heritable fittings and fixtures are included.

Council Tax Band

D

EPC Band

C

Entry

By arrangement.

Viewing

By contacting The Property Shop, Turriff on 01888 563777.

Email: turriff.property@stewartwatson.co.uk

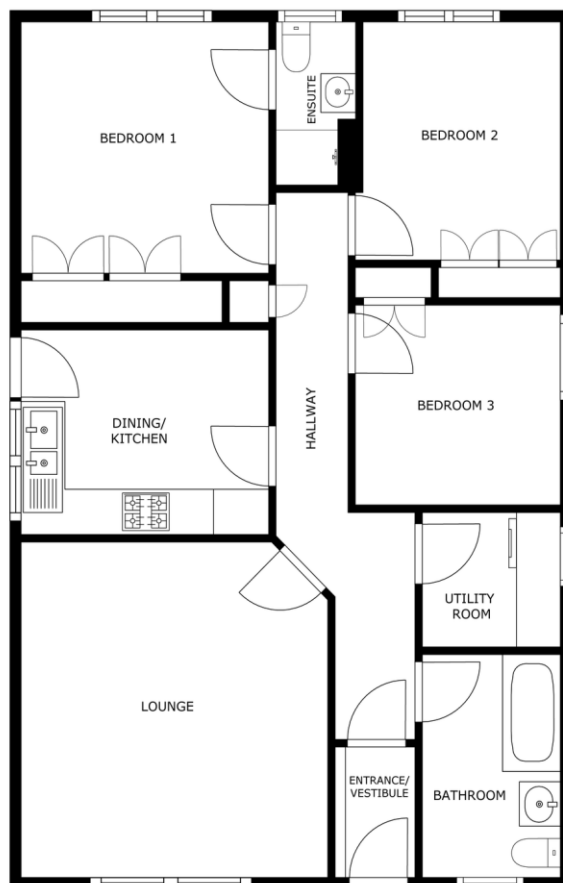
Offers

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/I26



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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35 Queen Street, Peterhead AB42 1TP (01779) 476351

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