



22 Beaconsfield Terrace, Turriff, AB53 4AP
£125,000 under offer

Property summary

We are delighted to offer for sale this 2 bedroom semi-detached dwellinghouse located in Turriff. The property comprises lounge, kitchen, cloakroom, first floor; 2 bedrooms and shower room, large rear garden, driveway and single garage.

This property benefits from a single garage, large rear garden and driveway making it an ideal first-time buy.

The property is located close to the town centre of Turriff so is close by to local amenities such as shops and leisure facilities. Turriff is an Aberdeenshire town well known for farming and hosts the popular annual Turriff Show. Located approx. 35 miles from Aberdeen and is situated on the main Aberdeen to Elgin bus route.

Viewing is recommended to appreciate this property.

COUNCIL TAX BAND – A

EPC BAND – D

Full details

Entry – Entry can be gained via the front exterior door into the hallway or the front exterior door into the cloakroom. The hallway gives access to lounge, kitchen and staircase. There is a large storage space under the stairs and a front opaque window that provides natural light.

Kitchen – (3.23m x 2.89m) (10.59ft x 9.48ft) approx.

The kitchen benefits from ample base and wall units, gas stove with overhead extractor fan and a sink and a half with drainer. There is an alcove in the wall perfect for storage/pantry items. The

Type: Semi-Detached House

Availability: Under Offer

Bedrooms: 2

Bathrooms: 1

Reception Rooms: 1

Parking: Driveway, Off Road Parking, Single Garage

Outside Space: Front Garden, Rear Garden

Council Tax Band: A

Large Rear Garden:

Single Garage:

kitchen gives access to the cloakroom.

Cloakroom— (1.61m x 1.50m) (5.28ft x 4.92ft) approx.

Door from kitchen, step down into cloakroom. Front partially glazed exterior door. Houses boiler. Large storage cupboard.

Lounge – (5.07m x 3.33m) (16.63ft x 10.93ft) approx.

Large rear facing window overlooks rear garden and provides lots of natural light. Spacious room perfect for open plan dining. Large built-in shelved alcove.

First Floor – The carpeted landing gives access to bedrooms 1 & 2, shower room and storage cupboard that houses the electrics - property was re-wired in 2019. Loft can be accessed.

Bedroom 1 – (3.97m x 3.28m) (13.02ft x 10.76ft) approx.

Front window overlooks front garden area and driveway and provides natural light. 2 wardrobes providing ample storage.

Bedroom 2 – (3.32m x 2.96m) (10.89ft x 10.76ft) approx.

Side window provides natural light. Wardrobe provides additional storage.

Shower Room – (1.97m x 1.67m) (6.46ft x 5.48ft) approx.

Rear facing opaque window. 3 piece suite with W/C, sink with mixer tap and enclosed shower unit.

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Large Rear Garden:

Single Garage:

Garage – (2.97m x 5.05m) (9.74ft x 16.57ft) approx.

Spacious single Garage with metal door.

Outside - The front garden is predominantly laid with decorative chip stone and features slabbed pathways for easy maintenance. A side pathway provides access to the rear garden via a secure side gate. The rear garden is mainly laid to lawn and benefits from a generous slabbed patio area, ideal for outdoor entertaining and al fresco dining. The boundaries are enclosed by a combination of fencing and walls from neighbouring properties, offering privacy. There is also a substantial drying area. To the rear of the garage, an external store has been converted to provide a WC complete with wash hand basin.

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Outside Space: Front Garden, Rear
Garden

Council Tax Band: A

Large Rear Garden:

Single Garage:









GROUND FLOOR



1ST FLOOR



GARAGE



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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