



13B CHAPEL STREET  
TURRIFF  
ABERDEENSHIRE  
AB53 4DL

SPACIOUS 2 BEDROOMED  
FLAT IN TOWN CENTRE  
LOCATION

LOUNGE

KITCHEN

SHOWER ROOM

2 BEDROOMS

GAS CENTRAL HEATING

DOUBLE GLAZING

EPC BAND D



Offers Over  
**£95,000**



**grantsmith**  
LAW PRACTICE

## DESCRIPTION

This is an excellent opportunity to purchase this well presented flat which is within walking distance of all local amenities. The property offers generous sized accommodation with 2 bedrooms, Lounge, Kitchen and Shower room. The property also enjoys the benefits of gas central heating and double glazing throughout. There are ample power points and TV points. The property was rewired in 2013 and well insulated throughout. This lovely flat has been maintained to a high standard by the current owner and would make an ideal first time buy or buy to let.

## VIEWING

Strictly by appointment only please contact Grant Smith Law Practice on 01888 562245

## Accommodation: -

Enter the property via its own private entry, Staircase leads up to the first floor.

## Hallway

This spacious hallway gives access to all accommodation. Large storage cupboard which houses the central heating boiler and provides excellent storage with light. Hatch to loft which is part floored. Fitted carpet, Velux window, smoke detector and radiator.

## Lounge

**(3.49m x 3.81m approx.)**

A generous sized room with front facing window. Fitted carpet and radiator. An archway gives access to the kitchen.

## Kitchen

**(2.23m x 3.57m approx.)**

Fitted with wall and base units providing ample storage and work surface facilities. Electric oven and hob with overhead extractor fan, sink and drainer with mixer tap. Tumble dryer and washing machine. Space for fridge freezer. Laminate flooring. Rear facing window.



## Shower room

This shower room is fitted with w.c, wash hand basin and shower cubicle. Small cupboard, fitted carpet and a chrome ladder style towel rail.

## Bedroom 1

**(3.66m x 3.39m approx.)**

A good sized double bedroom with front facing window. A double wardrobe with mirrored doors provides excellent storage. Fitted carpet and radiator.

## Bedroom 2

**(2.75m x 2.70m approx.)**

With side facing window, built in wardrobe, fitted carpet and radiator.

## Outside

The property benefits communal garden with rotary dryer. Outside tap.

## Note

All carpets, curtains, blinds, light fittings and white goods are to be included in the sale.

Amicable House  
252 Union Street  
Aberdeen  
AB10 1TN  
† 01224 621620  
f 01224 622621

The Old Bank Buildings  
Balmellie Street  
Turriff  
AB53 4DW  
† 01888 562245  
f 01888 563590

25 High Street  
Banff  
Aberdeenshire  
AB45 1AN  
† 01261 815678  
f 01261 818825

16 East Church Street  
Buckie  
Moray  
AB56 1AE  
† 01542 831307  
f 01542 833856