



49 FIFE STREET  
TURRIFF  
AB53 4BQ

MID TERRACED TWO  
BEDROOMED DWELLINGHOUSE

LOUNGE,  
DINING KITCHEN,  
2 BEDROOMS,  
SHOWER ROOM,  
GAS CENTRAL HEATING,  
DOUBLE GLAZING,  
LOVELY PRESENTED THROUGHOUT,  
EPC BAND E



Offers Over  
**£93,000**



**grantsmith**  
LAW PRACTICE

## DESCRIPTION

This is an excellent opportunity to purchase this beautifully presented dwellinghouse with off street parking, which is within walking distance of all local amenities. The property offers generous sized accommodation with two bedrooms, shower room, lounge and dining kitchen. The property also enjoys the benefits of gas central heating and double glazing throughout. This lovely home has been maintained to a high standard by the current owner and would make an ideal first time buy or buy to let.

## VIEWING

Viewing strictly by appointment only please contact Grant Smith Law Practice on 01888 562245 or the owner on 07545253326

## Entrance Vestibule

Enter via a wooden front door, laminate flooring and radiator. A carpeted staircase leads to the upper floor.

## Lounge (4.35m x 3.39m approx.)

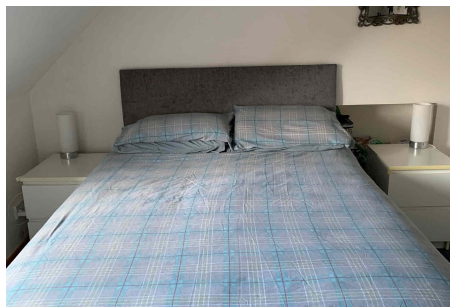
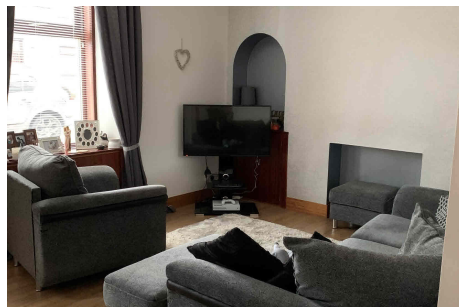
This is a good sized room, with window to front. Alcove with storage below. Laminate flooring and radiator. Archway through to the kitchen.

## Dining Kitchen (1.85m x 5.35m approx.)

This dining kitchen is fitted with an excellent range of wall and base units with contrasting worktops which provide ample storage and work surface facilities. Stainless steel sink with drainer. Electric oven and hob with extractor hood. Space for washing machine and fridge freezer. Rear facing window, handy under-stair storage cupboard. radiator and laminate flooring.

## Upper floor

A fully carpeted staircase leads to the upper floor with doors leading to both bedrooms and shower room.



## Bedroom 1

(3.75m x 3.87m approx.)

Double bedroom with built in shelved cupboard. Fitted carpet, radiator and front facing window.

## Bedroom 2

(2.78m x 2.18m approx.)

This bedroom also boasts a built in shelved cupboard. Fitted carpet, rear facing window and radiator.

## Shower room

Fitted with a white w.c, and wash hand basin. Shower cubicle with Aqua panelling, radiator and laminate flooring. Usual bathroom fittings.

## Outside

The property benefits a garden area at the rear which is laid in chip stones for easy maintenance.

## Note

All carpets, floor coverings and light fittings are to be included in the sale, some white goods may be available by separate negotiation.

Although these particulars are believed to be correct, they are not warranted and are not to form any contract of sale.

Amicable House  
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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