



50 WESTBRAE CRESCENT
TURRIFF
AB53 4AR

MID-TERRACED PROPERTY
IN QUIET RESIDENTIAL AREA

2 DOUBLE BEDROOMS & SINGLE BEDROOM,
SPACIOUS LOUNGE,
LARGE DINING KITCHEN,
BATHROOM,
ELECTRIC HEATING & DOUBLE GLAZING
GOOD SIZED GARDEN,
EPC BAND E



Offers Over
£110,000


grantsmith
LAW PRACTICE

DESCRIPTION

We are delighted to offer for sale this lovely property tucked away in a quiet residential area within walking distance of the centre of Turriff and Turriff Primary School. The property is fully double glazed and enjoys electric heating throughout. The accommodation comprises Hallway which leads to the Lounge, Dining Kitchen with stairs leading to the upper landing which provides access to the 3 bedrooms and bathroom. Generous room sizes and ample storage space are an advantage whilst the easily maintained garden also adds to the appeal of this affordably priced property.

VIEWING

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

Hallway

Enter the property via a UPVC part glazed door into the hallway. There is a large under stair cupboard which provides useful storage. Storage heater and doors leading to the:-

Lounge

With front facing window, storage heater and TV point.

(3.65m x 4.80m approx.)

Dining Kitchen

Fitted with a range of wall and base units, stainless steel sink and drainer, electric oven, ceramic hob and overhead cooker hood, Washing machine and space for tumble dryer. Storage heater. French door leading out to the rear garden.

(5.75m x 2.25m approx.)



Upper floor

There is a hatch to the loft and smoke alarm as well as a shelved cupboard containing the water tank. Storage heater.

Bedroom 1

Built in double wardrobe, built in furniture, rear facing window, panel heater and fitted carpet.

(3.53m x 3.20m approx.)

Bedroom 2

Built in double wardrobe, front facing window, panel heater and laminate flooring.

(3.20m x 3.49m approx.)

Box Room

Front facing window and panel heater.

(2.15m x 1.81m approx.)

Bathroom

Fitted with a three piece white suite comprising w.c, wash hand basin and bath with overhead shower. Vinyl flooring and frosted rear facing window.

Garden

There is a good sized garden to the front and rear of the property. The front garden is mainly laid to paving with areas of chip stones. The rear garden is fully enclosed and is also easily maintained as it is mainly laid to paving. There is a good sized metal storage shed.

Note

All carpets, floor coverings, curtains, blinds and light fittings are to be included in the sale. Although these particulars are believed to be correct they are not warranted and are not to form any contract of sale.

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

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

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

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