STEWART & WATSON

your **complete** property & legal service

15 ERROLL PLACE, TURRIFF, AB53 4DB



3/4 Bed Semi Detached Dwellinghouse with Single Garage

- Lounge, Kitchen & Dining Room
- 3 Bedrooms & Shower Room
- Gas Central Heating & Double Glazing
- Front & Rear Garden with Greenhouse & Garden Shed
- Single Garage & Driveway providing parking

Offers over £130,000

Home Report Valuation £135,000

www.stewartwatson.co.uk

TYPE OF PROPERTY

We are pleased to offer for sale this 3/4 bed semi detached dwellinghouse which is located close to the local amenities within the town and benefits from double glazing and front and rear gardens mainly laid to lawn. The property comprises of a hallway, lounge, kitchen, dining room, 3 bedrooms and shower room.

ACCOMMODATION

Hallway
Exterior door enters into the carpeted hallway which has an understairs storage cupboard housing the gas boiler. Gives access to the lounge, kitchen, dining room / bedroom 4 and stairs to the upper hall.

Lounge (12'9'' x 14' / 3.95m x 4.27m)
Fitted carpet and rear facing windows. Feature electric fire set in wooden surround. Alcove with storage cupboard below.





Kitchen (15'5'' x 7'9" / 4.73m x 2.42m)
Base and wall units integrating an electric hob and hood, oven and grill and a stainless steel sink and drainer. Space for under counter fridge and washing machine. Rear facing window and door to garden.





Dining Room / Bedroom 4 (9'8'' x 10'5'' / 3.00m x 3.20m)
Front facing window and fitted carpet.

Staircase
Carpeted staircase with wooden banister leads to the upper hallway, which gives access to the 3 bedrooms and shower room. Hatch access to loft and storage cupboard housing the fuse box and electric meter. Front facing window.

Bedroom 2 (10'6" x 11'2" / 3.24m x 3.41m)
Fitted carpet and front facing window. Single wardrobe space.

Bedroom 1 (13’ x 12’1’’ / 3.97m x 3.70m)
Rear facing window and fitted carpet. Shelved cupboard.



Bedroom 3 (11’6” x 9’4” / 3.54m x 2.87m)
Rear facing window and fitted carpet. Shelved cupboard.

Shower Room
Fitted with wc, wash hand basin set in vanity unit and double shower cubicle. Side facing opaque window.



OUTSIDE
A slabbed path leads to the front door and around to the rear of the property. The rear garden is mainly laid to lawn with a drying line, greenhouse and garden shed. To the front of the property is a driveway providing off street parking leading to a **SINGLE GARAGE** and an area of mature shrubs and bushes.

SERVICES
Mains electricity, water and drainage.

ITEMS INCLUDED
All the usual heritable fittings and fixtures are included.

Council Tax Band
B

EPC Band
D

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 DDP/TUR/G26









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.

The Property Shop, 2 Main Street, Turriff AB53 4AD	(01888) 563777	38 Broad Street, Fraserburgh, AB43 9AH	(01346) 514443
59 High Street, Turriff AB53 4EL	(01888) 563773	21 Market Square, Oldmeldrum AB51 0AA	(01651) 872314
65 High Street, Banff AB45 1AN	(01261) 818883	4 North Street, Mintlaw, AB42 5HH	(01771) 622338
42/44 East Church Street, Buckie AB56 1AB	(01542) 833255	25 Grant Street, Cullen, AB56 4RS	(01542) 840408
35 Queen Street, Peterhead AB42 1TP	(01779) 476351	17-19 Duke Street, Huntly, AB54 8DL	(01466) 792331