STEWART & WATSON

your **complete** property & legal service

# SILVERLEA, 20 DELGATY TERRACE TURRIFF, AB53 4GA



***2 Bed Semi Detached Bungalow***

- Kitchen & Living & Dining area
- 2 Bedrooms & Shower Room
- Gas Central Heating & Double Glazing
- Front & Rear Gardens mainly laid to lawn
- Driveway providing Off Street Parking

## *Offers over £120,000*

## *Home Report Valuation £120,000*

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# TYPE OF PROPERTY

We are pleased to offer for sale this 2 bed semi detached bungalow which benefits from double glazing, gas central heating, driveway providing off street parking and front and rear gardens mainly laid to lawn. The property comprises of a front vestibule, hallway, lounge, kitchen, 2 bedrooms and shower room.

# ACCOMMODATION

**Front Vestibule**
Exterior door enters into the carpeted vestibule which has a cupboard housing the fusebox and electric meter and a separate cupboard housing the gas meter. Door to hallway.

**Hallway**
Fitted carpet and hatch access to loft.

**Living and Dining area (10'6'' x 19'6'' / 3.24m x 5.97m)**
Fitted carpet and large front facing window.





**Kitchen (11'8'' x 10'4" / 3.59m x 3.18m)**
Base and wall units integrating electric hob, oven, sink and drainer. Washing machine and fridge freezer to remain. Side facing window and door to garden. Hatch to basement area.





**Bedroom 1 (10'5'' x 10'6'' / 3.20m x 3.24m)**
Rear facing window and fitted carpet. Double wardrobe.



**Bedroom 2 (9'7'' x 11'8'' / 2.97m x 3.59m)**
Front facing window and fitted carpet. Large alcove.



**Shower Room (5' x 8'5'' / 1.53m x 2.60m)**
Fitted with wc, wash hand basin set in vanity unit and double shower cubicle. Side facing opaque window.



**OUTSIDE**
Both the front and rear gardens are mainly laid to lawn. External steps lead to the rear garden which has a rotary dryer and garden shed. To the front having a driveway providing off street parking

## SERVICES
Mains gas, electricity, water and drainage.

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

## Council Tax Band
C

## EPC Band
C

## 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/I26





**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.


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|---|---|---|---|
| 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 |
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