



# 4 PUTACHIE PATH TURRIFF AB53 4SJ

MID-TERRACE TWO  
BEDROOM HOME, IN A  
CENTRAL LOCATION

ENTRANCE HALL  
LOUNGE  
KITCHEN  
TWO DOUBLE BEDROOMS  
SHOWER ROOM  
DOUBLE GLAZING  
GAS CENTRAL HEATING

Council Tax Band Currently: A  
EPC Band: E

**Viewing:** By contacting our  
Turriff Office on **01888 562245**



Offers over  
**£65,000**

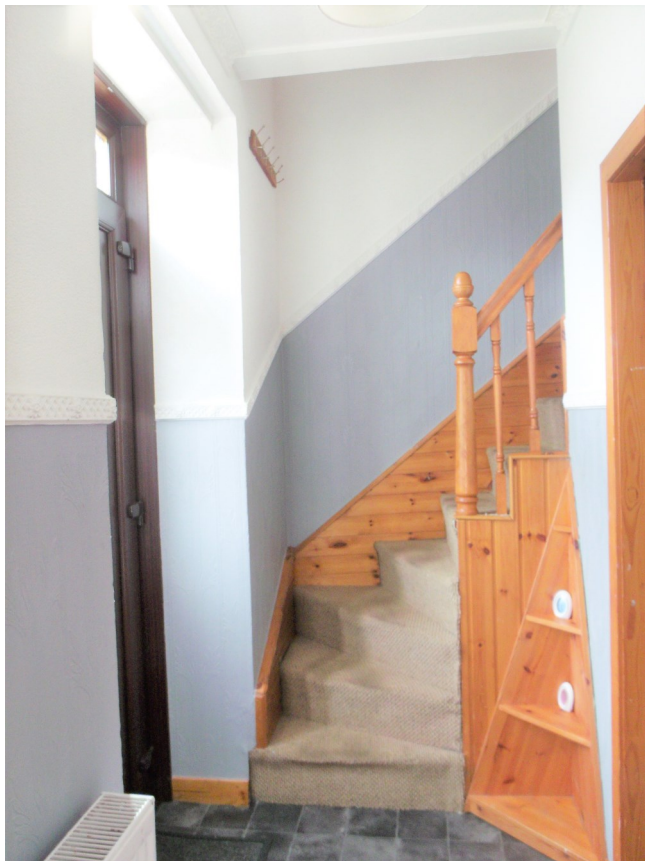


**grantsmith**  
LAW PRACTICE

## 4 PUTACHIE PATH

Mid-terrace two bedroom home, situated in a central location within the town of Turriff. The town of Turriff offers local restaurants, shops, supermarket, primary and secondary education, and the Turriff Cottage Hospital—all within walking distance from the property. The town of Inverurie, situated 20 miles south, provides wider range of facilities, amenities and travel links from the train station. The property also lies within convenient commuting distance of approx. 33 miles to the city of Aberdeen.

The accommodation comprises Ground Floor: Entrance Hallway, Lounge, Kitchen & Bedroom 1, and the First Floor: Landing & Bedroom 2. The property also benefits from double-glazing, gas central heating and ample storage space throughout. Viewing is essential to fully appreciate all this home has to offer.



### **ENTRANCE HALLWAY**

Accessed through an exterior PVC door with glazed panes. Gives access to the lounge, kitchen, shower room and bedroom 1.

### **LOUNGE**

**3.88 x 3.09m**

Window to the front of the property. Wood-effect vinyl flooring.

### **KITCHEN**

**3.13 x 2.38m**

Fitted with a range of base and wall mounted units with contrasting worktops, providing storage and work surface. Roof window.

### **SHOWER ROOM**

**1.74 x 1.48m**

Fitted with a three piece suite comprising shower cubicle, W.C., and wash hand basin inset in corner unit with cupboard underneath. Wall-mounted corner medicine cabinet with mirror.

### **BEDROOM ONE**

**3.11 x 2.45m**

Roof window. Fitted carpet.

### **STAIRS**

Carpeted staircase with wooden handrail and balustrade leads to the upper floor.

### **LANDING**

Two cupboards providing storage. Access to Bedroom Two.

### **BEDROOM TWO 3.71 x 3.42m**

Bay window to the front of the property. Fitted carpet.

### **ADDITIONAL INFORMATION**

All carpets, curtains, blinds and fittings are to be included in the sale. No warranty of provided for any white goods which remain.

### **IMPORTANT INFORMATION**

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 must satisfy themselves by inspection or otherwise, as to the accuracy of each o

