



**44 HIGHFIELD WALK
TURRIFF
AB53 4LG**

**END-TERRACE TWO BEDROOM
PROPERTY WITH OFF-STREET
PARKING**

**ENTRANCE HALLWAY
OPEN PLAN LOUNGE/DINING
KITCHEN**

**W.C.
REAR HALL/UTILITY ROOM**

**TWO BEDROOMS
BATHROOM**

**BOX ROOM
DOUBLE GLAZING**

GAS CENTRAL HEATING

Council Tax Band Currently: **B**
EPC Band: **C**

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



**Offers over
£120,000**



grantsmith
LAW PRACTICE

44 HIGHFIELD WALK, TURRIFF

We are pleased to offer for sale this well-presented, **end-terrace two bedroom** property, located in a popular residential area of Turriff. Ideal for the new family or first time buyers, the property is conveniently located within walking distance to Turriff's lively town centre, shops, and other amenities.

The accommodation comprises; the entrance hallway, open-plan lounge/dining area, modern fitted kitchen and bathroom, separate W.C., utility area, two double bedrooms and a box room. The property also benefits from full double-glazing, gas central heating and abundant storage cupboards throughout, providing plenty of storage space. There is the advantage of a driveway at the front, providing off-street parking for multiple vehicles. The private rear garden features flowerbeds, an artificial grass drying area, wooden shed, and an outbuilding.

Turriff is a thriving town that enjoys a host of amenities. Recreational outlets include a golf course, swimming pool, sports centre, and the 'Haughs, where the annual 'Turriff Show' is held. The town provides a good range of shops, banks, hotels, a library, and a health centre, and regular bus links provide transport to the North and South of the town. The property also lies within convenient commuting distance of approx. 33 miles of the city of Aberdeen.



ENTRANCE HALLWAY

Entry via exterior part-glazed door into hallway. Access to Lounge, W.C., Utility Area, Kitchen and Stairs to First Floor. Cupboard housing the electrics.

LOUNGE

Large picture window overlooking the front of the property. Laminate flooring. Open plan with the Dining area with defined separation, allowing room for dining set.

KITCHEN

Fitted with a range of base and wall units with contrasting worktop. Stainless steel sink with mixer tap and drainer. Electric oven with hob and overhead extractor fan. Integrated fridge and dishwasher. Window overlooking the rear of the property. Door to rear garden.





STAIRS

Carpeted staircase with wooden handrail and balustrade leads up to First Floor landing.

LANDING

Access hatch to loft. Doors to Bathroom and both Bedrooms.



BATHROOM

Three piece suite comprising of bathtub with overhead shower, W.C. and wash hand basin. Frosted window to the rear of the property.



BEDROOM ONE

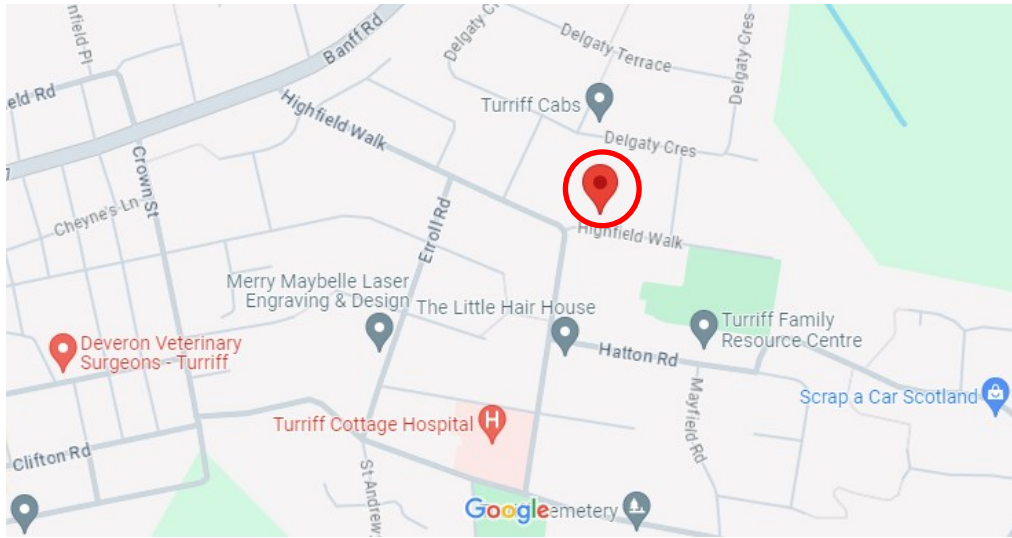
Double bedroom. Built-in wardrobe providing storage. Window to rear of the property. Fitted carpet.



BEDROOM TWO

Double bedroom. Built-in wardrobe providing storage. Window to front of the property. Fitted carpet.

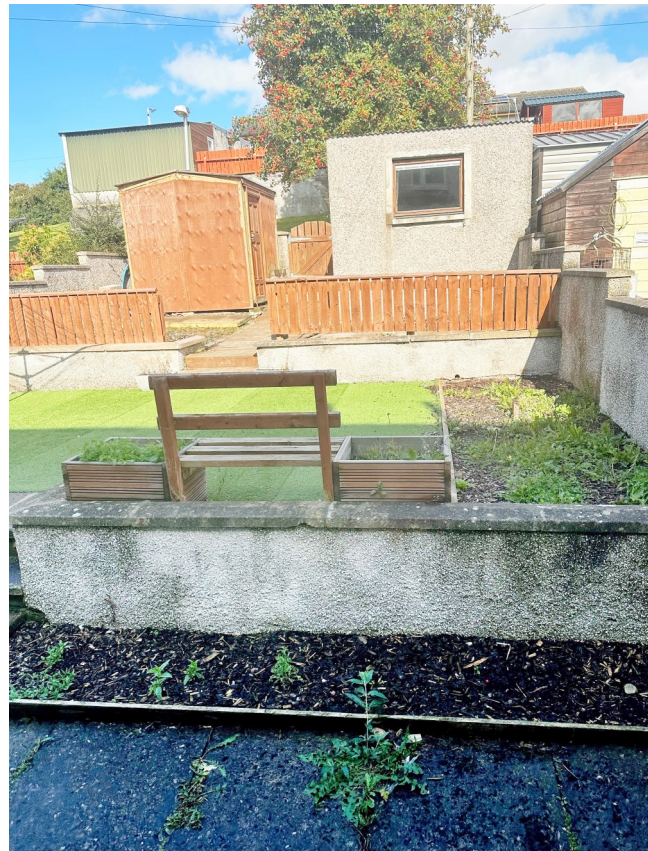




OUTSIDE

Paved driveway at front with ample off-street parking for multiple vehicles.

Rear garden features flowerbeds, drying area with artificial grass a wood shed and outbuilding.



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 of the statements contained within these particulars.