



FIRST FLOOR,  
6 CASTLE STREET,  
TURRIFF, AB53 4BJ

Spacious 2 bedrooomed  
first floor flat in a  
central location

Lounge, dining kitchen,  
2 double bedroom, shower  
room, box room/utility and  
garden

EPC Band: D



OFFERS AROUND  
£70,000

  
**grantsmith**  
LAW PRACTICE  
formerly trading as Alexander George & Co

## **Description**

Enjoying a superb location in the centre of the town this exceptionally spacious two bedroomed first floor flat offers generous room sizes and good storage throughout.

The accommodation comprises of a spacious lounge. Kitchen fitted with a good range of wall and base units. The shower room is fitted with a shower cubicle, wash hand basin and W.C. Both bedrooms are of generous proportions allowing ample space for free standing furniture. The property also benefits from a handy box room currently used as a utility.

Entrance vestibule

A traditional mutual entrance lobby and staircase leads to the flat, which is shared with the two other top floor flats. Large storage cupboard off the landing.

Hallway

The hallway gives access to all the accommodation, including lounge, dining kitchen, shower room box/utility room and the two double bedrooms.

Lounge (4.21m x 3m approx.)

Kitchen (4.17 x 2.90m approx.)

Shower room (2.88m x 2.55m approx.)

Bedroom 1 (4.26m x 2.71m approx.)

Bedroom 2 (4.14m x 2.91m approx.)

Box room ( 2.59m x 1.64m approx.)

Outside

There is a good sized rear garden which is tiered on different levels, overlooking the Haughs. It includes a drying area. There is also a shed exclusive to the flat.

Viewing is highly recommended to fully appreciate what all this property has to offer.

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

## Accommodation



## Outside



## Note

All carpets 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.