



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

