



13B CHAPEL STREET TURRIFF AB53 4DL

SPACIOUS TWO BEDROOM
FIRST FLOOR FLAT, WITHIN A
CENTRAL LOCATION

- GROUND FLOOR ENTRANCE WITH STAIRS
- LOUNGE
- KITCHEN
- SHOWER ROOM
- TWO BEDROOMS
- DOUBLE GLAZING
- GAS CENTRAL HEATING

Council Tax Band Currently: A
EPC Band: D

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



Offers over
£95,000



grantsmith
LAW PRACTICE

13B CHAPEL STREET, TURRIFF

We are delighted to offer for sale this well-presented **first floor flat**, situated within central Turriff and within walking distance of local 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, a library, pharmacy and a health centre, and regular bus links provide transport to the North and South of the town.

This well-presented property features two spacious bedrooms, a lounge, kitchen, and shower room. The property further benefits from full double glazing, gas central heating, and ample power and TV points throughout. Maintained to a high standard by its current owner, this lovely property could make an ideal first home or buy-to-let.

ENTRANCE

Access via an exterior glazed uPVC door into the vestibule.

VESTIBULE

Space for shoes and outdoor wear. Stairs give access to the rest of the property on first floor.

LOUNGE

3.81m x 3.49m

Generous-sized room with front facing window creating a pleasant well lit living space. Fitted carpet. Radiator. An archway gives access to a spacious open plan living room and kitchen.



KITCHEN

3.57m x 2.23m

Fitted with a range of base and wall mounted units, providing ample storage and work surface facilities. Integral electric oven and hob. Sink and drainer complete with a mixer tap. Washing machine, dryer and freestanding fridge-freezer—all included with the sale. Laminate flooring.



SHOWER ROOM

Fitted with a three-piece suite comprising shower cubicle, W.C., wash hand basin with storage cupboard underneath. Heated towel rail. Skylight window. Linoleum floor.

BEDROOM ONE

3.66m x 3.39m

Good-sized double bedroom. Window overlooking the front. Built-in wardrobe with mirrored double sliding doors provides excellent storage. Fitted carpet.

BEDROOM TWO

2.75m x 2.70m

Window overlooking the side. Built-in wardrobe. Fireplace alcove. Fitted carpet. Potential to be used as an spare bedroom or office space.

OUTSIDE

The property benefits from a communal garden with rotary dryer and outside tap.

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.

All carpets, curtains, blinds, light fitting and white goods are to be included in the sale.





