

STEWART & WATSON

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**THE OLD SCHOOL, FORGLEN,
TURRIFF, AB53 4JJ**



3 Bed Single Storey Detached Dwellinghouse

- Lounge & Open plan Dining Kitchen and Sitting Room
- 3 Bedrooms, Bathroom & WC
- Oil Central Heating
- Double Garage & Driveway
- Slabbed Patio & Storage Shelter

Offers over £275,000

Home Report Valuation £275,000

www.stewartwatson.co.uk

TYPE OF PROPERTY

We are delighted to offer for sale this 3 bed single storey detached dwellinghouse which is located in a country setting approx. 4.3 miles from Turriff and benefits from oil central heating, double garage, driveway, storage shelter and garden. The property comprises of an entrance vestibule, hallway, lounge, open plan dining kitchen and sitting room, WC, 3 bedrooms and bathroom.

ACCOMMODATION

Entrance Vestibule

Exterior door into the vestibule. Currently used as a study space. Doors to hallway, lounge and WC.

WC

With wc and wash hand basin set in vanity unit.

Lounge (27'1" x 17'9" / 8.26m x 5.45m)

On split level with rear facing windows overlooking the surrounding countryside.

Hallway

Storage cupboard and hatch access to loft.

Dining Kitchen (20'1" x 19'9" / 6.12m x 6.06m)

Base and wall units. Walk in storage cupboard. Front and side facing windows. Door to garden. Open plan with the **SITTING ROOM (15'8" x 13'9" / 4.81m x 4.23m)**

Bedroom 1 (19'9" x 14'3" / 6.06m x 4.35m)

Front and side facing windows. **Bedroom 2 (15'8" x 10'4" / 4.81m x 3.16m)**

Front facing window. Double wardrobe.

Bedroom 3 (15'8" x 9'5" / 4.81m x 2.89m)

Front facing window. Cupboard.

Bathroom (16'2" x 7'4" / 4.93m x 2.25m)

With wc, wash hand basin set in vanity unit, double shower cubicle and bath. Rear facing opaque window.

OUTSIDE

A driveway provides off street parking and leads to the **DOUBLE GARAGE**. There is a slabbed patio that leads to the garden which is planted with trees and shrubs. **STORAGE SHELTER**.

SERVICES

Mains electricity and water. Septic tank. Oil central heating.

ITEMS INCLUDED

All the usual heritable fittings and fixtures are included.

Services: Please note we have not tested the services or any of the equipment or appliances on this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

Council Tax Band

F

EPC Band

F

Entry

By arrangement.

Viewing

By contacting The Property Shop, Turriff on 01888 563777.

Email: turriff.property@stewartwatson.co.uk

Offers

All offers should be submitted in writing to our Turriff office.

DIRECTIONS

On leaving Turriff, follow the B9025 towards Aberchirder. Continue on this road for approximately 3 miles and turn left signposted 'Bogton/Netherdale'. Follow this road for approx. 0.5 miles and the property is on the left indicated by our For Sale sign.

Reference DDP/TUR/C24

FREE VALUATION – We are pleased to offer a free and without obligation, valuation of your property. Contact Property Department at any of our offices.

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 or leases must satisfy themselves by inspection or otherwise, as to the accuracy of each of the statements contained in these particulars.

The Property Shop, 2 Main Street, Turriff AB53 4AD (01888) 563777
59 High Street, Turriff AB53 4EL (01888) 563773
65 High Street, Banff AB45 1AN (01261) 818883
42/44 East Church Street, Buckie AB56 1AB (01542) 833255
35 Queen Street, Peterhead AB42 1TP (01779) 476351

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4 North Street, Mintlaw, AB42 5HH (01771) 622338
25 Grant Street, Cullen, AB56 4RS (01542) 840408
17-19 Duke Street, Huntly, AB54 8DL (01466) 792331