



TOP FLOOR FLAT (LEFT)
6 CASTLE STREET
TURRIFF
AB53 4BJ

LOUNGE,
KITCHEN,
SHOWER ROOM,
BEDROOM,
GCH & DG
EPC BAND C



Offers Over
£75,000



grantsmith
LAW PRACTICE

DESCRIPTION

This is an excellent opportunity to purchase this well presented flat which is within walking distance of all local amenities and offers an excellent first time buy or buy to let. The property is located on the second floor and comprises Bedroom, Lounge, Kitchen and Shower room. A floored attic which is shared offers excellent storage and is accessed by a fixed staircase. The property also enjoys the benefits of gas central heating and double glazing throughout. There are ample power points, TV points and telephone points all through the property.

VIEWING

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

Accommodation

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

Hallway

The hallway gives access to all accommodation. Radiator.

Lounge

(3.11m x 4.69m approx.)

A generous sized room with front facing window. This room retains some attractive original features including fireplace with attractive surround. Shelved alcove, fitted carpet and radiator.

Kitchen

(4.01m x 2.67m approx.)

Fitted with wall and base units providing ample storage and work surface facilities. Electric oven, gas hob with overhead extractor fan, space for under



worktop fridge and washing machine, Combi boiler, sink and drainer with mixer tap. Vinyl flooring and a radiator. Traditional cast iron fire in a tiled fireplace. Window offering lovely views over the Haughs.

Bedroom 1

(4.26m x 2.74m approx.)

A good sized double bedroom with front facing window. This room offers ample space for free standing furniture. Fitted carpet and radiator.

Shower room

(1.66m x 1.93m approx.)

The shower room is fitted with shower cubicle, wash hand basin and W.C. Pine lined walls and fitted shelves. Vinyl flooring and radiator. Usual bathroom fittings.

Attic

The attic above the two top floor flats in the building is shared and is floored. There is electric power and light. This attic provides excellent storage facilities.

Garden

The shared rear garden is tiered on different levels, overlooking the Haughs. It includes a mutual clothes drying area. There is also a shed exclusive to the flat.

Note

All floor coverings, curtains, blinds, light fittings and white goods 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.

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