



**48 CHAPEL STREET
TURRIFF
AB53 4DL**

**END-TERRACE TWO BEDROOM
PROPERTY WITH OFF-STREET
PARKING**

**ENTRANCE VESTIBULE
LOUNGE
KITCHEN
SHOWER ROOM
TWO BEDROOMS
CLOAKROOM WITH W.C.
DOUBLE-GLAZING
GAS CENTRAL HEATING**

Council Tax Band Currently: **B**
EPC Band: **D**

Viewing: Contact our **Turriff**
office on **01888 562 245**



Offers around

£110,000



grantsmith
LAW PRACTICE

48 CHAPEL STREET, TURRIFF

We are delighted to offer for sale this two bedroom end-terrace home. Situated in the lively and welcoming town of Turriff, the property is within walking distance to the town centre, local shops and other amenities. The property has been decorated with neutral colours throughout allowing for someone to add their own stamp to it. The property benefits from gas central heating, double glazing, and off-street parking to the rear.

The property comprises of a spacious Lounge, well-equipped Dining Kitchen & Shower Room with W.C. on the ground-floor. Upstairs comprises of two double bedrooms and a cloakroom with W.C. An internal viewing is recommended to fully appreciate all this lovely home has to offer.



ENTRANCE VESTIBULE

Access into the property is by a timber and glazed pane door.

LOUNGE

3.91 x 3.90m

Window overlooking the front of the property. Alcove with cupboard housing the fuse box. Fitted carpet.





DINING KITCHEN

3.74 x 3.49m

Fitted with a selection of base and wall mounted units with contrasting worktops and tiled splash back, providing plenty storage and workspace. Window overlooking the rear garden area. Sink with mixer tap. Laminate flooring. uPVC door with glazed panes gives access to the rear garden area.

SHOWER ROOM

3.07 x 1.84m

Fitted with a shower, wash hand basin and W.C. Aqua panelling around shower area. Window with frosted glass overlooks the rear of the property. Vinyl flooring.

BEDROOM ONE

3.98 x 2.72m

Bay window overlooking the front of the property. Built in cupboard providing storage. Cupboard housing the boiler. Fitted Carpet

BEDROOM TWO

2.90 x 2.54m

Window overlooking the rear of the property. Fitted carpet.







W.C.

2.01 x 1.40m

Wash hand basin and W.C.

OUTSIDE

The garden area is mainly surfaced with stone chips and bounded by rendered blockwork walls. Off-street parking to the rear, laid to stone chips.

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. No warranty is provided for any white goods that remain.

