



## 10 Wallace Crescent, Turriff, AB53 4BE

Semi-Detached 3 Bedroomed  
dwellinghouse with off-  
street parking and large en-  
closed garden

Lounge

Kitchen

2 Bedrooms

Bathroom

Dining Room/Bedroom

Double Glazing

Gas Central Heating

Council Tax Band Currently: C  
EPC Band: D

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



Offers around

**£140,000**



**grantsmith**  
LAW PRACTICE



## DESCRIPTION

We are delighted to offer for sale this three bedroomed semi-detached dwellinghouse which has been renovated to have high standard by the current owners. 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 benefits from gas central heating, double glazing, off-street parking to the front and a large enclosed garden which also been renovated by the current owners.

The property comprises of a spacious Lounge, Dining Room/Bedroom, a well-equipped Kitchen with breakfast bar. Upstairs comprises of two double bedrooms and a bathroom.



## **ENTRANCE VESTIBULE**

Access into the property is by a uPVC door with glazed panels.

## **LOUNGE**

**3.088 x 5.136 m**

Window overlooking the front of the property. Media Wall with Electric Fire.

## **KITCHEN**

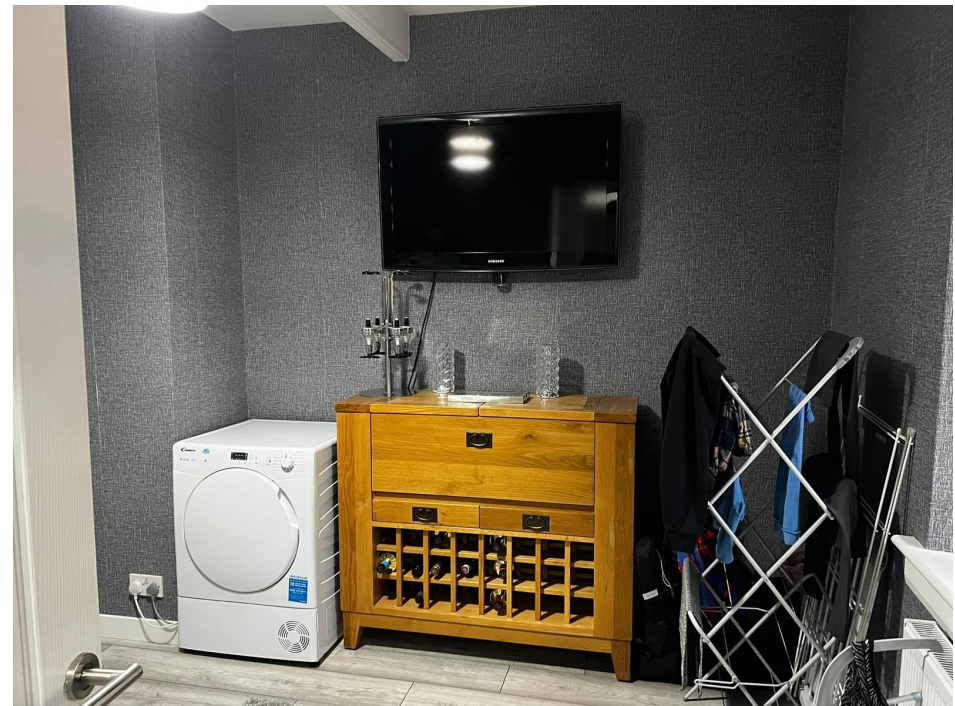
**4.071 x 2.210 m**

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

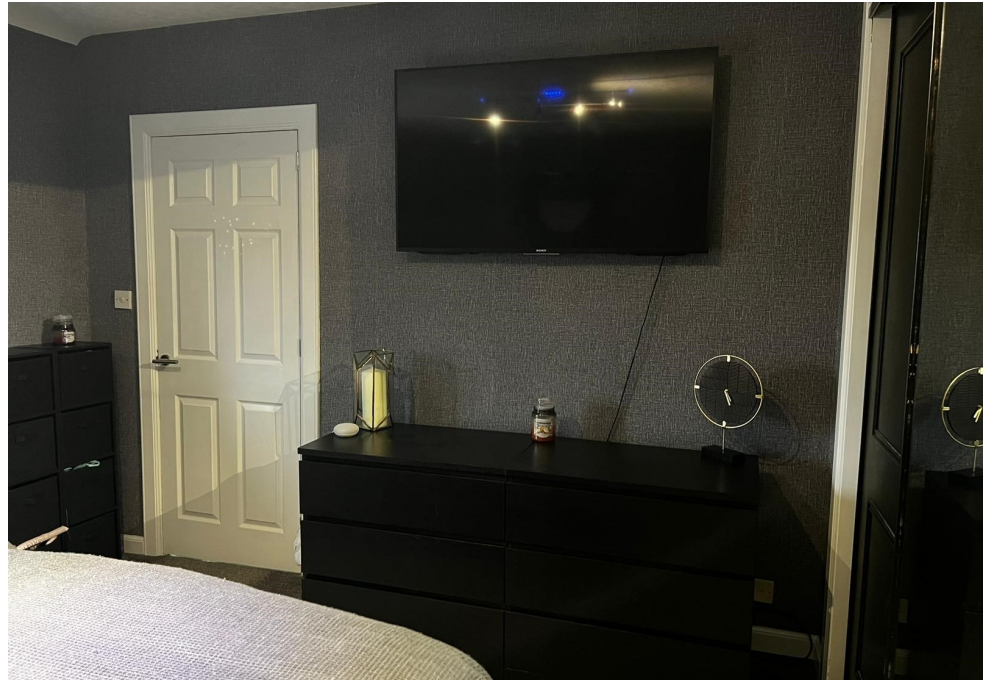
## **DINING ROOM/BEDROOM 3**

**3.189 x 3.053 m**

Window overlooking the front of the property.



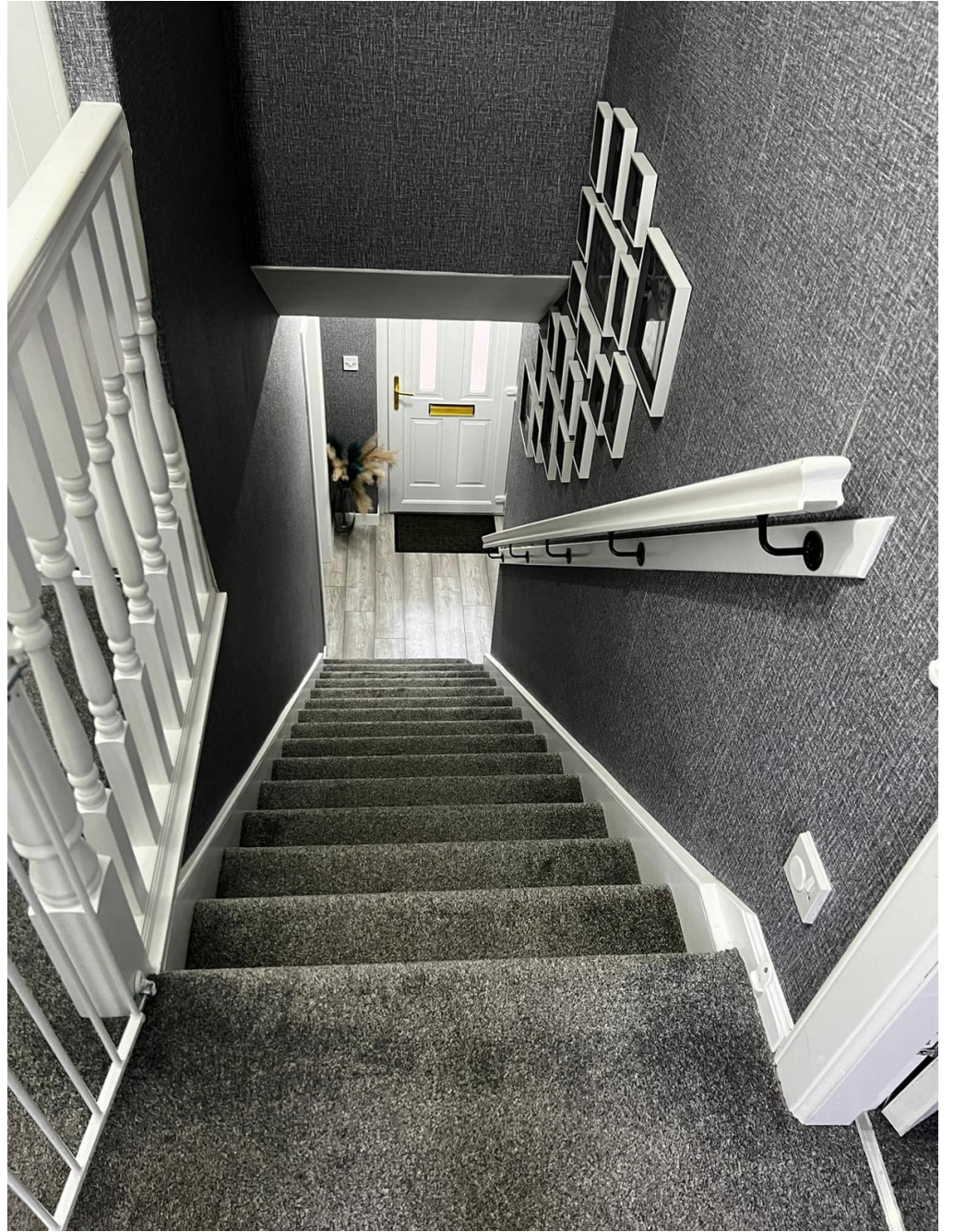














## **BEDROOM 2**

**3.503 x 3.479 m**

Window overlooking the rear of the property. Fitted mirrored wardrobes.

## **BEDROOM 3**

**3.725 X 3.088 m**

Window to front. Two built in wardrobes.

## **BATHROOM**

**1.814 x 2.251 m**

Bath with shower and shower screen, wash hand basin, W.C. and towel rail.

## **OUTSIDE**

The garden area is mainly laid with grass with large slabbed area, shed. Off-street parking to the front.

## **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.

