

4a, High Street,
Turriff, AB53 4DS

Fixed Price
£171,000

ASPC ref : 353968

 4  2  2 219 m² EPC **D** Council Tax Band **D**



Arrange a viewing

 07429 291679
(Mr Norrie)

The Law Practice

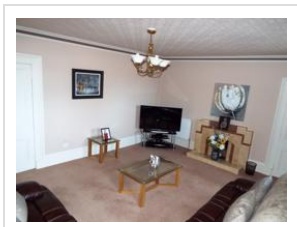
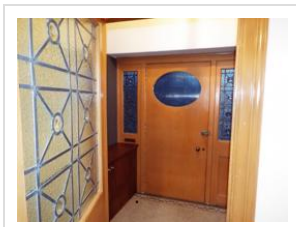
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Property features:

 Central heating	 Garage	 Garden	 Parking
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We are pleased to bring to the market for sale this substantial **four/five bedroom property** situated in the heart of the rural town of Turriff and offering generous accommodation which must be viewed to appreciate. Turriff is a thriving town in the Aberdeenshire countryside which benefits from excellent primary and secondary schools and has a good range of shopping. The town benefits from a swimming pool, bowling, library, community centre, sports centre, golf course and fishing on the River Deveron. There are also parks and playing fields as well as a range of community activities. While offering a tremendous level of family living accommodation spread over three floors it is also believed the property could offer a fantastic opportunity (subject to any necessary consents) to accommodate a business and in particular a B&B. There is front access to the property from High Street with access also available to the rear from the lane which also gives access to the double garage and two additional storage sheds. On the first floor there are two public rooms, dining kitchen, bedroom, utility room and family bathroom with four double bedrooms, shower room and a boiler room on the top floor. The property which retains a traditional feel with high ceilings and skirtings benefits from gas central heating and replacement double glazing. The property is presented in light tones and neutrals with a mix of easy maintenance flooring and carpeting some of which has been newly

laid. This property offers a unique opportunity to the discerning purchaser and early viewing is highly recommended.

Entrance Vestibule (8'2" x 6'1" approx.) With a traditional style wood exterior door with glazed panels. Two fitted cupboards housing the meters. Neutral décor and traditional mosaic tiled flooring. Door with leaded panes opens to the hallway.

Hallway (extending to 21'9" approx.) Setting the tone for this spacious property with high ceilings and skirting boards. Solid wood staircase with fitted carpeting leads to the upper accommodation.

Mezzanine Floor Door to the rear of the property.

Playroom / Bedroom 5 (14'7" x 11'3" approx.) A good size double room with windows to two aspects drawing in a lovely flow of natural light. The room is currently used as a playroom but would easily accommodate a double bed and associated furniture.

Stairs to First Floor

Gallery style hallway (extending to 15'5" approx.)

Dining Kitchen (12' x 10'8" approx.) Looking out to the rear of the property the room is well equipped with sleek gloss units, extensive runs of worktops with co-ordinating splashbacks in a warm granite style with inset one and a half bowl sink and drainer. Inset Hotpoint gas hob, oven and cooker hood, integrated dishwasher. Ample space for dining table and chairs.

Lounge (18'1" x 16'5" approx.) A wonderfully proportioned room with a traditional style tiled fireplace providing a warm focal point to the room. Full height cupboard. Two windows to the front framed by full length drapes ensure plentiful natural light. The room is completed in a soft décor with complimentary carpeting.

Dining Room (18'7" x 15'3" approx.) Again of extremely generous proportions this room would accommodate the largest of dining tables and chairs perfect for dinner parties and family celebrations. Period style cupboard with display cabinet. Again with two windows looking out to the front of the property framed by rich toned drapes and set off by neutral décor and carpeting.

Inner Hallway with coat hooks

Utility room fitted with units incorporating sink and drainer and with space for washing machine and tumble dryer.

Family Bathroom (11'8" x 10'9" approx.) A bright and spacious room fitted with a three piece suite in white with a deep bath and wash hand basin fitted in a vanity unit with mirror. Separate shower cubicle with aqua-panelling co-ordinating with splashbacks and easy maintenance flooring. Modesty glazed window to the rear.

Continuation of the impressive solid wood staircase leading to the upper floor and with carpeting. Velux on the half-landing.

Master Bedroom (14'3" x 13'4" approx.) A very nicely proportioned room benefiting from a bay window dressed with curtains. Calm décor and neutral carpeting. Space to accommodate king size bed with freestanding furniture.

Double Bedroom 2 (14'3" x 13'11" approx.) Again a very nicely proportioned room in fresh décor, fitted carpeting and attractive accent curtains on the bay window looking to the front of the property.

Double Bedroom 3 (13' x 10' approx.) This room is peacefully located to the rear and again has a bay window with drapes and completed in the theme of fresh light décor and neutral carpeting.

Double Bedroom 4 (12'7" x 9' approx.) Again located to the rear with a built-in wardrobe and storage alcove. This room is currently used as a home gym but would accommodate a double bed to suit.

Boiler Room (extending to 7'9" approx.) Housing the central heating boiler and hot water system this room has excellent storage space and could also serve as a useful airing cupboard.

Shower Room (11'5" x 7'5" approx.)

Outside There is a large fully enclosed and sheltered area in hard landscaping with drying area and ample space for table and chairs to enjoy some alfresco dining and relaxation. Large stone workshop. Further large wooden shed. Double garage with electric doors with rear lane access.

Directions Leave Aberdeen travelling towards Dyce and Newmachar and continue on the A947 Banff Road. Turriff is approximately 35 miles travel. On entering the town continue following the main road in to High Street which runs through the centre of the town. Number 4A is on the right.

View this property on [aspc.co.uk](https://www.aspc.co.uk):

<https://www.aspc.co.uk/search/property/353968/4a--High-Street/Turriff/>

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