

**11 Duff Street,
Turriff, AB53 4AX**

**Price Over
£115,000**

ASPC ref : 357850

 3  1  1 85 m² EPC **E** Council Tax Band **B**



Arrange a viewing

 **01888-568950**
(Brown & McRae)

Brown & McRae

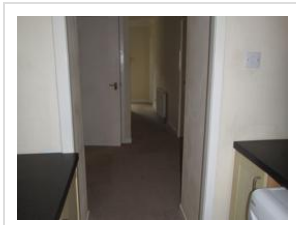
10 High Street
Turriff
AB53 4DS

Email:

property-t@brown-mcrae.co.uk

Website:

<http://www.brown-mcrae.co.uk>



Property features:

| | | |
|--|---|--|
|  Central heating |  Garden |  Parking |
|--|---|--|

11 Duff Street is a mid-terraced dwellinghouse that offers truly deceptive 3 bedroom living accommodation.

The property enters via a UPVC exterior door at the front into a spacious hallway. There is a front facing living room and a modern and well equipped fitted kitchen with exterior door leading out to the rear patio and garden areas.

Also situated on the ground floor is bedroom 3/ dining room, a utility area and bathroom. Upstairs there are two double bedrooms and additional storage facilities.

The property is fitted with full double glazing and UPVC exterior doors, There is mains gas central heating. There is a rear garden/patio and off-street parking.

HALLWAY This is a spacious entrance hallway, entering via a UPVC exterior door, with glazed window panel. Cloakroom cupboard, high

level cupboard fuse box. Large understair storage cupboard. 2 pendant lights. Radiator.

REAR HALLWAY Fitted with base and wall cabinets. Plumbed for automatic washing machine. C.H. boiler.

SITTING ROOM 3.98m x 3.24m Focal point ingleneuk style fireplace. Alcove to one side, with cupboard space below. Window to front. Pendant light. Radiator. Ceiling cornice.

DINING ROOM/BEDROOM 3 3.9m x 3.1m (12'7" x 10'1") Ceiling cornice. Telephone point. Window to rear. Shelved alcove. Pendant light. Radiator.

KITCHEN 3.63m x 3.2m (11'9" x 10'4") Fitted with beech fronted base and wallmounted cupboards to incorporate pan drawers and drawer unit. 5-ring gas hob, overhead stainless steel canopy extractor hood. Beko electric stainless steel electric oven and Beko stainless steel microwave. Stainless steel sink and drainer, mixer tap. Mosaic tiled splashbacks. Ceiling light. Radiator. Exterior door to rear. 15 pane glazed interior door through to hallway. Tiled floor. The under the worktop fridge and dishwasher are included in the sale.

BATHROOM 2.04m x 1.85m (6'6" x 6') Pedestal W.H.B, with double base vanity unit below. W.C. Bath with Mira shower above. Tiled splashbacks to full height within shower and continuing to dado height. Frosted glass window to rear. Vinyl flooring. Pendant light. Radiator

UPSTAIRS LANDING - Built-in half height storage cupboard. Ceiling downlighters. Hatch to loft space. Built-in large storage cupboard.

BEDROOM 1 3.92m x 3.75m (12'8" x 12'3") This is a front facing room. Dormer window. T.V and telephone points. Ceiling downlighters. Radiator.

BEDROOM 2 4.08m x 2.53m (13'3" x 8'3") Dormer window to back. Ceiling downlighters. Radiator.

There is a garden to the rear comprising patio, with direct access from the kitchen. There is a garden area, which is in need of cultivation. There is also a carparking space.

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

<https://www.aspc.co.uk/search/property/357850/11-Duff-Street/Turriff/>

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