

Birkwood House, Delgaty, Turriff, AB53 5TD

Price Around
£285,000

Under offer

 **4**  **3**  **2**   **266 m²** EPC **E** Council Tax Band **E**



Contact Seller

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Features



Garden

Description

This is a **detached one and a half storey dwelling house** which was constructed around 1983 of local sandstone, offers good sized family accommodation and is located approximately 1 mile from the town of Turriff. The property is part double glazed and has oil fired central heating.

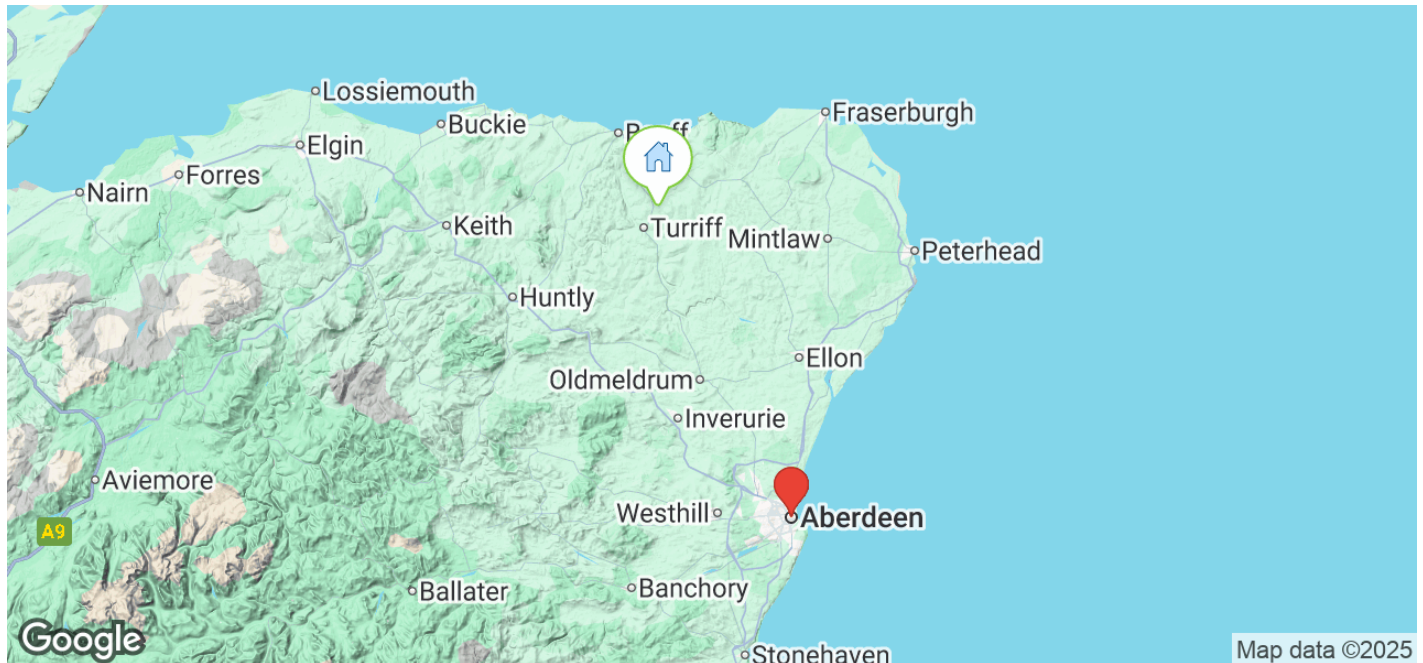
The accommodation comprises:- dining Kitchen, Garden Room, Hallway, Dining Room, Living Room, Utility Room, WC and Bathroom on the ground floor with Master Bedroom housing en-suite Bathroom and three further Bedrooms on the first floor.

Location The property lies approximately 1 mile from the town of Turriff. Turriff itself is a thriving town with a population of approx. 5,000. It has excellent Primary and Secondary Schools and a good range of Shops and other well supported facilities including Swimming Pool, Bowling Stadium, Library,

Community Centre, Sports Centre, Golf Course and fishing on the River Deveron. Aberdeen is approx. 36 miles away.

Directions

The property lies approximately 1 mile from the town of Turriff. On leaving Turriff on the Banff road, approximately 0.3 miles from the Turriff boundary, turn right where signposted to Delgaty and continue along this road for approximately 0.7 miles, at which point turn left and the property is the second property on the right hand side.



Accommodation comprises

(Ground Floor)

DINING KITCHEN (18'1" x 13'1" / 5.51m x 3.99m) With modern fitted units at eye and floor level, worktop space incorporating sink and breakfast bar area, pine panelling to midpoint, dishwasher, space for fridge, electric hob with extractor above, tiled splashbacks, granite tiled flooring, back door and central heating radiator.

GARDEN ROOM (17'4" x 12'2" / 5.30m x 3.71m) With large windows faced to front including doorway to outside and large Velux affording natural light, pine panel roof, glass panelled doors leading to kitchen, dining room and hall, granite tiled flooring and central heating radiator.

DININGROOM (15'7" x 15'1" / 4.78m x 4.60m) With fitted carpet, central heating radiator and door leading to the garden room, lounge and outside patio.

LOUNGE (19'5" x 18'6" / 5.94m x 5.66m at widest point) With large feature stone fireplace housing gas fire, which is believed could be changed to house a multifuel stove, granite hearth, alcove to side of fireplace, door leading to dining room and to hall, fitted carpet and central heating radiator.

HALLWAY With under stair storage cupboard and further deep storage cupboard and door leading to garden.

TOILET With wash hand basin and WC.

BATHROOM (8'10" x 8'10" / 2.46m x 2.46m) With coloured three piece suite, tiling to midpoint and pine panelled roof, bath, separate shower cubicle with shower operating off hot water system, fitted carpet and central heating radiator.

UTILITY ROOM With range of cupboards and central heating boiler.

(First Floor)

UPSTAIRS From the hall, a carpeted staircase leads to the upper floor accommodation.

SPACIOUS LANDING With window and two Velux windows providing natural light and fitted carpet.

MASTER BEDROOM (19'2" x 15'3" / 5.85m x 4.66m) With built in wardrobe, fitted carpet and central heating radiator. Full window and further Velux providing natural light.

EN-SUITE With wash hand basin, WC and bath, fitted carpet and central heating radiator.

BEDROOM 2 (18'2" x 13'2" / 5.54m x 4.02m) With fitted carpet and central heating radiator.

BEDROOM 3 (14'2" x 14'1" / 4.32m x 4.29m at widest point) With fitted wardrobe, two Velux windows, fitted carpet and central heating radiator.

BEDROOM 4 (12'10" x 9'6" / 3.68m x 2.92m) With Velux providing natural light, wardrobe housing hot water tank, fitted carpet and central heating radiator.

(Outside)

GARDEN GROUND To the front of the property there is an area of garden ground laid primarily to grass with mature trees on the perimeter. To the side of the property there is a greenhouse (8' x 6' / 2.43m x 1.82m) and lock block area. The rear garden has trees on the perimeter and again is laid primarily to grass. There is a general purpose building (31'5" x 21'7" / 9.60m x 6.61m) which lies adjacent to the property which has double sliding doors, concrete floor, power, light and loft above. It is believed this building could be used for a variety of purposes. To the side of the property there is a large carport. To the side of this there is a portacabin (22'9" x 17'3" / 6.97m x 5.27m) complete with power and light, cupboard space and a toilet.

(Other Information)

Mains water, drainage to septic tank, electricity and telephone installed. The property is part double glazed and served by way of oil fired central heating. The usual heritable fittings and fixtures are included as are all carpets and light fittings.

View this property here

<https://www.aspc.co.uk/search/property/354965/Birkwood-House/Turriff/>

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