

22a Chapel Street,
Turriff, AB53 4DL

Fixed Price
£92,000

Under offer

 **2**  **1**  **1**   **56 m²** EPC **C** Council Tax Band **A**



Contact Solicitor

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Features

Description

This **two bedroomed, first floor flat** is conveniently situated close to the town centre and other local amenities. The property is accessed by a shared stairway to the rear of the building and has its own garden area which has been set out to create private off street parking. The property is fully double glazed and enjoys the benefit of gas central heating.

The accommodation comprises:- Hall, Lounge, Kitchen, 2 Bedrooms, Shower room and attic space.

Accommodation

This is on first floor level and comprises:-

Main Hall With fitted carpet, wooden panel ceiling with downlighters, central heating radiator and access to attic space. The meter cupboard is situated above the front door and a cupboard below the window provides additional storage.

Lounge (14'10" x 12.2" / 4.29m x 3.71m) With electric fire in wooden fire surround, alcove shelved above mid height cupboard, central heating radiator, fitted carpet, telephone and TV point.

Kitchen (7'6" x 9'2" / 2.31m x 2.80m) With various units at eye and floor level, worktop space incorporating integrated electric hob and oven, fridge freezer, black granite style sink with flexi tap and drainer; washing machine which is included in the sale, central heating radiator and laminate flooring.

Double Bedroom (9'5" x 11'11" / 2.89m x 3.38m at widest point) With free standing wardrobe which is included in sale, fitted wardrobe with hanging rail and shelf above, central heating radiator and fitted carpet.

Single Bedroom (6'10" x 11'4" / 1.85m x 3.47m) With built in cupboard, TV point, fitted carpet and central heating radiator.

Shower Room (4'10" x 6'7" / 1.24m x 2.04m) Glass shower cubicle with dolphin shower, wash hand basin and w.c. set in vanity unit, tiled to mid point, central heating radiator and tiled flooring.

OUTSIDE To the rear the garden ground pertaining to the property utilised to the full with off street parking space laid with gravel, the remainder being laid partly with artificial grass to provide sitting area and flower borders. Garden shed.

SERVICES Mains water, drainage, electricity, gas and telephone are installed.

GENERAL INFORMATION The property enjoys the benefits of double glazing and mains gas central heating.

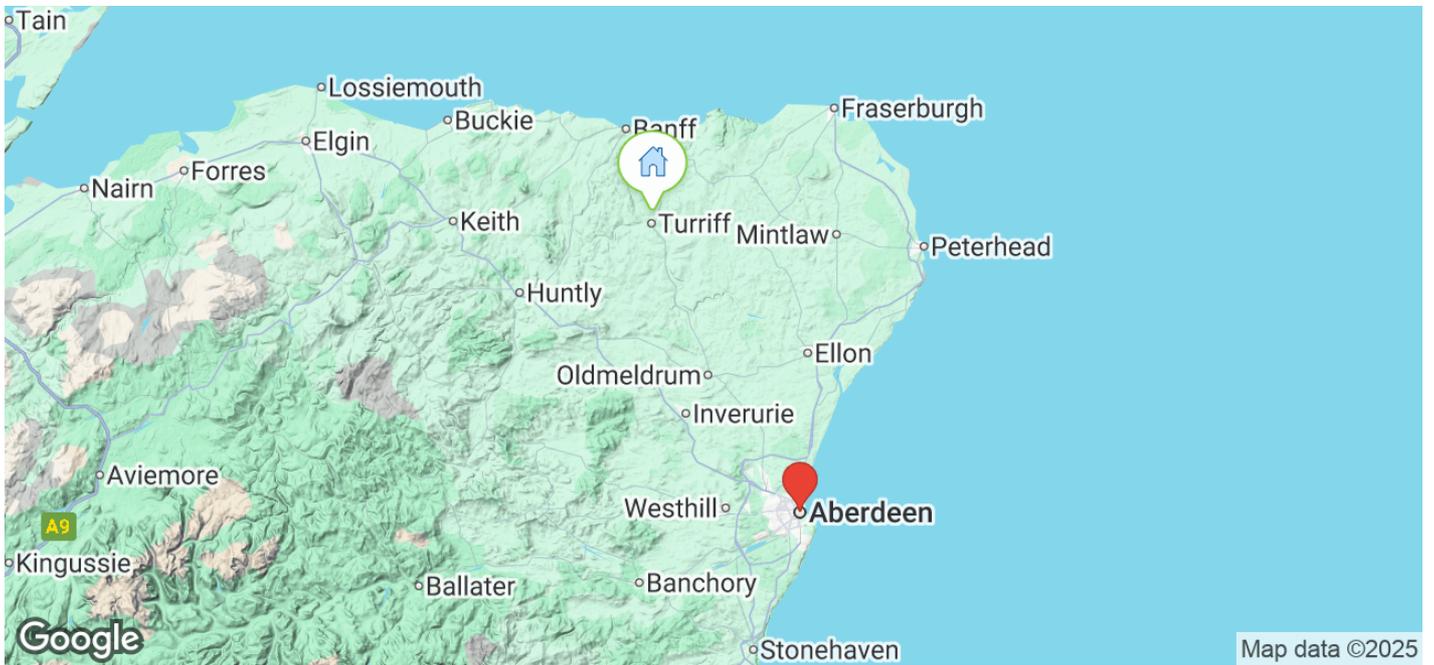
ITEMS INCLUDED The usual heritable fittings are included as are all carpets, curtains, and light fittings.

Council Tax Band A

EPC Band C

LOCATION The property is situated within a few minutes walking distance from the shopping centre, Turriff Medical Centre & Bowling green.

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 supportive facilities including Swimming Pool, Bowling Stadium, Library, Community Centre, Sports Centre, Golf Course and Fishing on the River Deveron. Aberdeen is only 35 miles distant.



View this property here

<https://www.aspc.co.uk/search/property/357560/22a-Chapel-Street/Turriff/>

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