

Balmellie Cottage, Balmellie Road,

Turriff, AB53 4DQ

Price Around
£260,000

Under offer

 4  3  2   206 m² EPC **D** Council Tax Band **E**



Contact Seller

01888 560516 or 07526 386117



Features  Garage  Garden

Description

We are delighted to offer for sale this traditional family home with many original features including panelled doors and high ceilings.

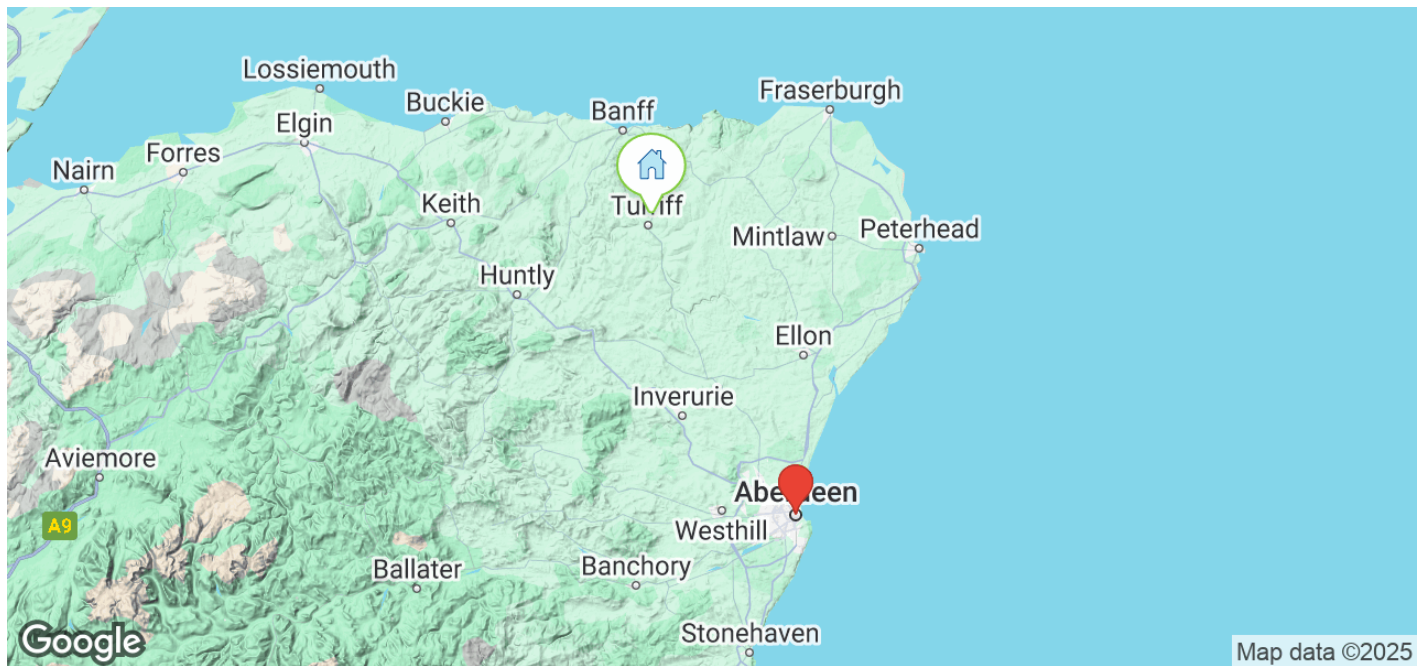
The accommodation comprises: Entrance Porch, Entrance Hallway, Lounge, Family room/ Bedroom, Kitchen, Dining room, Utility room, Shower room, Wetroom and Bedroom on the ground floor, Cloakroom toilet on mezzanine floor and 3 Bedrooms, Computer room and Office on the second floor.

SERVICES Mains water, drainage, gas, electric and telephone installed.

Council Tax Band E

EPC Band D

LOCATION 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.



Accommodation comprises

Entrance Porch With tiled flooring and door leading to entrance hallway.

Entrance Hallway Staircase with ornate cast iron spindles and polished wood balustrade, understair cupboard, fitted carpet and central heating radiator.

Lounge (19'8" x 12'9"/ 5.7m x 3.7m) With coal effect gas fire, built in storage cupboard under window, fitted carpet and central heating radiator.

Bedroom/ Family room (19'5" x 11'8"/ 5.6m x 3.4m) Recessed granite fireplace, shelved alcove with storage cupboard below, fitted carpet and central heating radiator.

Side Porch With concrete flooring and access to rear hallway.

Rear Hallway With vinyl flooring and central heating radiator. There is a secondary staircase with cloakroom toilet on the mezzanine landing.

Utility room Range of base and wall units, vented for tumble dryer, stainless steel sink and drainer, laminate flooring and central heating radiator.

Shower room Wash hand basin, w.c., fully enclosed shower cubicle, vinyl flooring and central heating radiator.

Kitchen (15' x 10'/ 4.3m x 2.9m) Range of base and wall units, Teka halogen hob and oven, Teka integrated dishwasher, built in storage cupboards, laminate flooring and central heating radiator. Step up leads to

Dining room (18' x 15'/ 5.2m x 4.3m at widest point) Two large windows overlooking side and rear of property provide ample daylight, fitted carpet and central heating radiator.

Rear Hallway With doors to access both patio area and rear garden, access to loft, fitted carpet and central heating radiator.

Bedroom 4 (10'8" x 9'7"/ 3.1m x 2.8m) With built in double wardrobes, fitted carpet and central heating radiator.

Wetroom Wash hand basin. w.c., Mira Advance shower, aqua panel on two walls, laminate flooring and central heating radiator.

FIRST FLOOR

Bedroom 1 (16' x 12'9"/ 4.6m x 3.7m at widest point) With double cupboards built into eaves, fitted carpet, two central heating radiators and door leading into computer room.

Bedroom 2 (15' x 11'8"/ 4.3m x 3.4m at widest point) With storage cupboard built into eaves, fitted carpet, two central heating radiators and door leading into computer room.

Computer Room With two dormer windows, fitted carpet, central heating radiator and door leading to first floor rear hallway.

Bedroom/ Office With fitted carpet and central heating radiator. This room is currently being used as an office but could be used as a bedroom.

Bedroom 3 (12'9" x 9'4"/ 3.7m x 2.7m at widest point) With built in wardrobes and laminate flooring.

OUTSIDE

GARDEN GROUND The majority of the garden ground is at the front of the property with lawn, mature shrubs and trees and also leads to a patio area at the side of the property To the rear of the property there is a small garden, laid with grass and drying area. There is a garage and storage shed. at the end of the driveway.

View this property here

<https://www.aspc.co.uk/search/property/358311/Balmellie-Cottage--Balmellie-Road/Turriff/>

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