

9 Deveron Road,
Turriff, AB53 4BB

Price Over
£375,000

Under offer

 **4**  **4**  **2**   **240 m²** EPC **D** Council Tax Band **F**



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Features



Garden

Description

Rarely does such a high quality property come onto the open market, but an opportunity has arisen to purchase this **IMPRESSIVE FOUR BEDROOM SANDSTONE DETACHED DWELLINGHOUSE** in the popular town of Turriff.

The property boasts many stunning original period features which include natural wood flooring, high ceilings, decorative cornicing and fireplaces. Well proportioned throughout the property has been upgraded in most areas providing accommodation ideal for modern family living. All rooms have large windows which flood the house with natural light and the property benefits from gas central heating, double glazing and areas of the house benefitting from fireplaces in full working order.

A generous porch opens into the welcoming hallway with wood burner and impressive stairway leading to the mezzanine and first floor. The lounge features natural wood flooring and fireplace with

decorative tiled surround and the bay window offers splendid views over the gardens to the front, there is also a door giving access to the side of the property. Across from the lounge is the light and airy dining room with bay window to the front, natural wood flooring and another eye catching fireplace. To the rear of the dining room is the large kitchen which has been fitted with a range of high quality base and wall units and a wonderful range cooker. Off the kitchen is the bright family area with feature sandstone brickwork and tiled floors, with room for dining furniture and large sofa. French doors open onto a patio area. The utility room, under stairs storage cupboard and shelved pantry are all accessed from the family room. Completing the ground floor accommodation is the sitting room, currently being used as a playroom, and the convenient cloakroom.

The mezzanine floor leads to the extremely spacious modern bathroom which has been fitted with a three piece suite and separate shower enclosure with contrasting tiles. Also on the mezzanine floor is a generous shower room with two piece suite and shower enclosure. A split level carpeted staircase leads to the wide upper floor landing where there are four double bedrooms, all of which feature attractive Art Nouveau fireplaces. Three of the bedrooms have dual aspect windows enhancing the natural light flooding in and a study/box room overlooking the front gardens completes the accommodation. A wooden staircase accessed from the split level landing leads to the fully floored attic, fitted with power and light, which could be utilised in a number of different ways.

Externally there are fully enclosed, well maintained gardens to the front, side and rear of the property which have areas laid to lawn and borders stocked with a wide variety of plants and shrubs. A large driveway to the rear provides ample off street parking for several cars.

Included in the sale of this property will be all floor coverings, carpets, blinds, curtains, light fittings and shades, dishwasher, fridge, freezer, washing machine, tumble dryer and Cannon range cooker.

In order to appreciate this unique property and to avoid disappointment, early viewing is essential.

Ground Floor

Entrance Porch 2.323m x 2.155m (7'7" x 7'1")

Hallway 6.121m x 3.299m (20'1" x 10'10")

Lounge 4.782m x 5.896m (15'8" x 19'4")

Sitting Room 3.116m x 4.943m (10'3" x 16'3")

Dining Room 5.950m x 4.427m (19'6" x 14'6")

Kitchen 4.275m x 3.222m (14' x 10'7")

Family Room 6.659m x 3.801m (21'10" x 12'6")

Utility Room 4.141m x 1.514m (13'7" x 5')

Pantry 1.438m x 2.446m (4'9" x 8')

Cloakroom 0.906m x 1.913m (3' x 6'3")

Mezzanine Level

Bathroom 4.127m x 2.138m (13'6" x 7')

Shower Room 2.510m x 2.407m (8'3" x 7'11")

Upper Floor

Landing 4.555m x 6.876m (14'11" x 22'7")

Bedroom 4.439m x 4.307m (14'7" x 14'2")

Bedroom 3.589m x 4.402m (11'9" x 14'5")

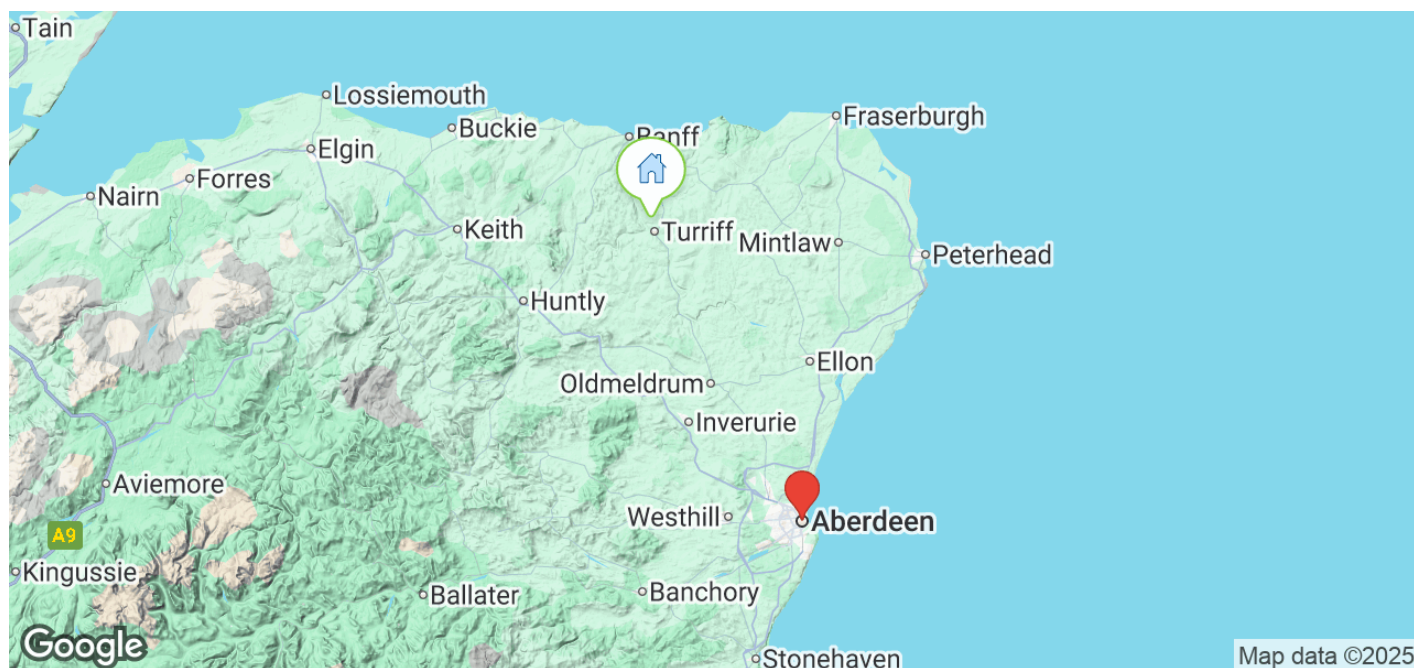
Bedroom 4.066m x 4.408m (13'4" x 14'6")

Bedroom 3.635m x 3.594m (11'11" x 11'9")

Study/Box Room 3.302m x 1.483m (10'10" x 4'10")

Attic 12.566m x 5.375m (41'3" x 17'8")

DIRECTIONS: From Aberdeen travel on the main A947 Aberdeen - Banff road to the town of Turriff. On entering follow the road until you reach a roundabout, take the first exit onto Castle Street and follow the road onto Castlehill. At the cross roads turn left onto Deveron Road and follow the road as it bears right where the property is on the right hand side as indicated by our For Sale sign.



View this property here

<https://www.aspc.co.uk/search/property/360457/9-Deveron-Road/Turriff/>

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