

**BROWN & McRAE**

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## 56 CHAPEL STREET TURRIFF



### OFFERS OVER £93,500

**56 Chapel Street** offers affordably priced **3 bedroom** accommodation, situated in a central location, within easy walking distance of the town centre. The property does require some modernisation and internal decoration, but this has been reflected in the keen asking price being sought.

Internally the property comprises entrance hallway, sitting room, kitchen fitted white gloss base and wall units, rear entrance vestibule, with access off to downstairs toilet. Bedroom 1 is situated on the ground floor, the two further bedrooms and bathroom are all on the upper level.

The rear garden is fully enclosed and is set out mainly in paving, edged with a flower border along one side. There is a single garage and two garden sheds.

The property is double glazed and has a mains gas connection.

Accommodation in detail:-

**HALLWAY** Spacious hallway, with large understair storage cupboard. Wood laminate flooring. 3-way light fitting.

**SITTING ROOM** 4.58m x 3.35m (15' x 10'11") This is a good sized sitting room, with focal point fireplace, with pine surround and a black marble effect hearth and insets. Alcove to one side, with cupboard space below. Pine panelled skirtings and doors. 2-panel window to front. Telephone point. Ceiling and wall lights.



**REAR E.V** With tiled floor and UPVC exterior door to rear. Access off to

**TOILET** Fitted with w.c. and wh.b.. Tiling to dado height.

**KITCHEN** 4.58m x 3.35m (15' x 10'11" ) Fitted with high gloss white base and wallmounted units, contrasting butcher's block worktops and rustic tiled splashbacks above. Built-in 'Indesit' electric oven and 4-ring electric hob, overhead extractor hood. Space for automatic washing and under the worktop fridge. Tiled floor



**BEDROOM 1** 4.5m x 3.49m (14'9" x 11'5" ) Decorative cast iron fireplace. Alcove, with built-in cupboard space below. Pendant and wall lights. Wood laminate flooring.

**UPSTAIRS** Landing – skylight.

**BEDROOM 2** 3.72m x 3.70m Built-in double wardrobe space and vanity unit. Pendant light. Dormer window to front.



**BEDROOM 3** 3.13m x 2.91m (10'3" x 9'6") Large built-in wardrobe and fitted desk. Pendant light. Dormer window to front.



**BATHROOM** 2.28m x 1.84m (7'5" x 6') Fitted with a 3-piece coloured suite comprising bath, pedestal whb and w.c. Tiled splashbacks.

**OUTSIDE**

The rear garden is fully enclosed and is set out mainly in paving, edged with a flower border along one side. There is a single garage and two garden sheds.



SERVICES	The property benefits from mains water, drainage and telephone connection. Double glazed and mains gas connection.
GENERAL	No warranty will be given to any purchaser with regard to the condition of the services, any white goods or any heating system within the property and any intending purchaser will be required to satisfy themselves regarding these matters.
COUNCIL TAX	Band B.
POST CODE	AB53 4DL
HOME REPORT	Available to interested parties on request (a fee may apply)
ENTRY	An early entry date can be negotiated.
VIEWING	By appointment through the Selling Agents. (ref: JN)
OFFERS TO	Messrs. Brown & McRae, Solicitors, Turriff.

**NOTE: While the foregoing particulars are believed to be correct they are not guaranteed and all interested parties should satisfy themselves on all points before offering**