

BROWN & McRAE

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ROWAN VILLA 3 MINTY'S LANE TURRIFF



OFFERS OVER £105,000

Located within easy walking distance of all town centre amenities is this detached 2 bedroomed, 1½ storey property which has been well maintained both inside and out. The property is accessed from Minty's Lane to a slabbed driveway with a wrought iron gate leading to the low maintenance and fully enclosed garden which is laid in slabs. The property enters via the hallway with doors off to the living room, kitchen and bathroom. Upstairs there is a broad landing with doors to the 2 bedrooms. The cottage benefits from UPVC double glazing and gas central heating.

This ready to move into home would ideally suit younger buyers looking to take their first step onto the property ladder or a couple looking to downsize to an easily maintained home.

HALL, LIVING ROOM, KITCHEN, BATHROOM. UPSTAIRS: LANDING, 2 BEDROOMS. OUTSIDE: ENCLOSED LOW MAINTENANCE FRONT GARDEN, SHED, DRIVEWAY

HALL

Entering through UPVC door. Wood laminate floor with carpeted stairs to upper floor.

LIVING ROOM



3.79m x 3.57m (12'5" x 11'8") windows to front and side with Venetian blinds. Marble effect fireplace with wooden mantle and electric fire. TV/Satellite points, wood laminate floor.

KITCHEN

3.72m x 2.41m (12'2" x 7'11") windows to front and rear with Venetian blinds. Fitted with a suite of base and wall units, worktops with matching splash backs, stainless steel sink and drainer with mixer tap. Built-in gas hob with electric oven beneath and extractor hood above. Shelved cupboard, wood laminate floor, radiator.



BATHROOM



Frosted glazed window to rear with Venetian blind. Fitted with a white suite of wc, whb with mirror and glass shelf above, bath with Aqua panelling, shower and shower screen above. Heated towel rail.

UPSTAIRS

BROAD LANDING

Velux window, loft hatch.

BEDROOM 1

3.76m x 3.35m (12'1" x 11'1") window to front with roller blind and radiator beneath. Mirror door wardrobes along one wall and further built-in wardrobe. TV point.



BEDROOM 2



3.80m x 2.56m (12'5" x 8'5") window to front with roller blind. TV point, radiator.

OUTSIDE

There is a slabbed area to the side of the house providing off-road parking. Wrought iron gate leads to the enclosed garden which is laid in slabs and bounded by part render finished wall and wooden fence. Wooden shed.

HOME REPORT

Available to interested parties on request (fee may apply).

POST CODE

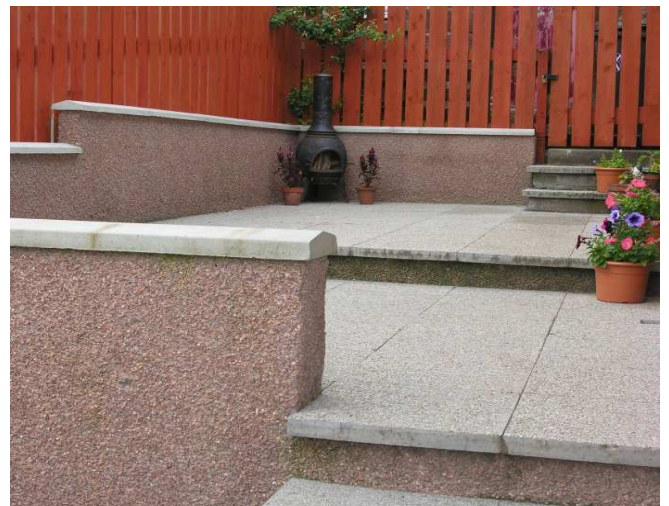
AB53 4SQ

COUNCIL TAX BAND

Band B

ASKING PRICE

Offers Over £105,000



VIEWING

By arrangement with the Selling Agents, or by contacting the owners on 07584412976.

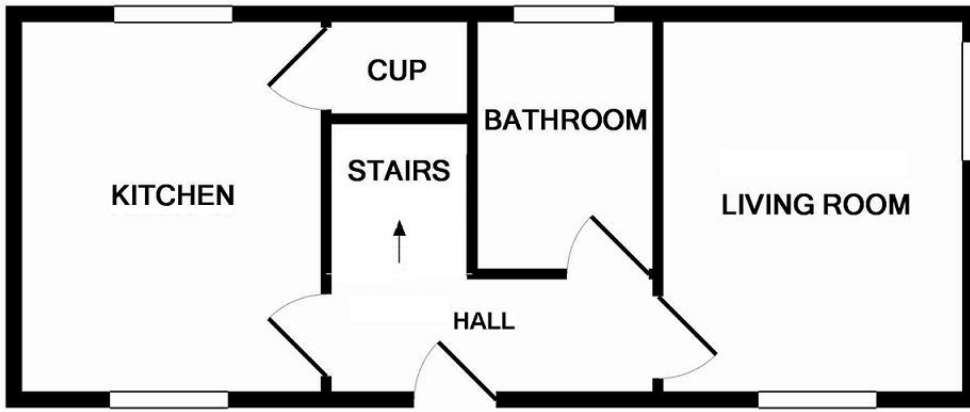
ENTRY

By arrangement.

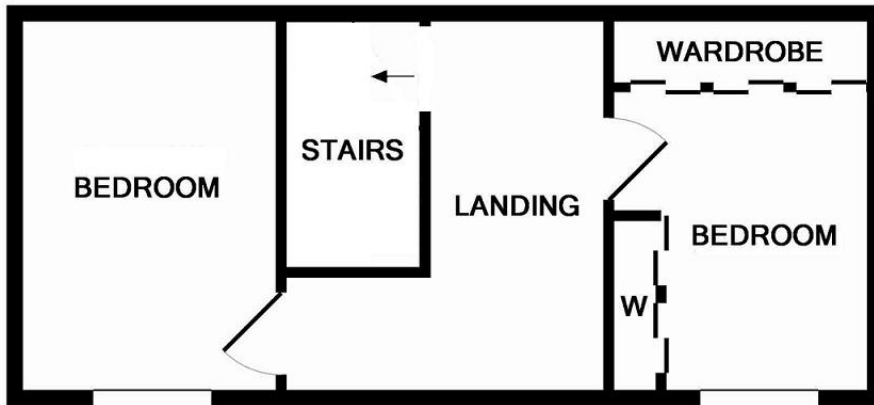
OFFERS TO

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.



GROUND FLOOR



1ST FLOOR

THIS PLAN IS FOR
ILLUSTRATIVE PURPOSES AND
SHOULD BE USED AS SUCH BY
ANY PROSPECTIVE
PURCHASER