

**BROWN & McRAE**

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# 1 CHAPEL COTTAGES NEW BYTH TURRIFF



**FIXED PRICE £92,000**

1 Chapel Cottage is a semi-detached cottage, situated in a pleasant village location, with country views to the rear.

The property has recently been upgraded to include the installation of a new fitted kitchen, fresh decoration and replacement flooring. A sun room, has been added and this provides a very handy second public room.

The property is fully double glazed and has oil central heating.

There is a medium sized garden, set out mainly in lawn. Timber constructed garage.

The white goods, floor coverings, light fittings and blinds/curtains are to be included in the sale.

Accommodation in detail:-

The property enters via the sun room:-

- SUN ROOM** 3.14m x 2.81m (10'3" x 9'2") This is a very pleasant room, with pleasant outlooks on all three sides, providing views over the garden and surrounding countryside. Vinyl flooring. Pendant light. Radiator.
- INNER HALLWAY** Radiator. Smoke detector. Pendant light.
- SITTING ROOM** 4.48m x 2.80m (14'8" x 9'2") Picture window to front. T.V. point. Ceiling light. Tiled fireplace. Radiator.



- DINING KITCHEN** 3.19m x 3.11m (10'5" x 10'2") The kitchen has recently been refitted with modern cream shaker base and wallmounted units, contrasting "butcher's block" style worktops, tiled splashbacks above. Space for electric cover, overhead extractor hood. Plumbed for automatic washing machine. Built-in full height storage cupboard. Strip light. Radiator.



BEDROOM 1 3.23m x 3.02m (10'7" x 9'2") Window to rear. Shelved alcove. Pendant light. Radiator.

BEDROOM 2 3.46m x 2.75m (11'4" x 9') Wood laminate flooring. Two built-in storage cupboards, one housing c.h boiler. Window to rear. Wood laminate flooring. Pendant light.

BATHROOM 1.85m x 1.28m (6' x 4'4") Fitted with a traditional white 3-piece suite comprising bath, with tiled splashbacks and overhead shower, pedestal whb and w.c. Wood laminate flooring. Xpelair fan.



## OUTSIDE

GARDEN The garden surrounds the cottage, is fully fenced and set out in lawn.  
There is a timber constructed garage. Oil storage tank.

SERVICES Mains water and drainage.

VIEWING By appointment through the Selling Agents.

POST CODE AB53 5PA

COUNCIL TAX Band A

ENTRY An early entry date can be negotiated.

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**