

BROWN & McRAE

www.brown-mcrae.co.uk

turriff@brown-mcrae.co.uk

LAWYERS

ESTATE AGENTS

NOTARIES PUBLIC

10 High Street
Turriff
Aberdeenshire
AB53 4DS
Tel: 01888 568950
Fax: 01888 563031

Anderson House
9 – 11 Frithside Street
Fraserburgh
Aberdeenshire
AB43 9AB
Tel: 01346 515797
Fax: 01346 519168

25 HIGHFIELD WALK TURRIFF



FIXED PRICE £115,000

25 Highfield Walk is a deceptively spacious 3 bedroom semi-detached dwellinghouse, situated within a popular residential area of the town. The property offers modern accommodation, comprising a large sitting room, with picture window to front, spacious dining kitchen, which is open plan with the conservatory.

There are two bedrooms and family bathroom located on the first floor and in addition a fitted staircase leads up to a spacious double, attic bedroom.

The property has easily maintained front and rear gardens, and a detached, modern built garage provides garaging and also good additional storage space.

The property has mains gas central heating and is fully double glazed.

Accommodation in detail:-

E.V Entering via a timber exterior door, with glazed panels. Pendant light. 15 pane, glazed interior door through to

SITTING ROOM 4.44m x 4.11m (14'6" x 13'5") *at its widest points* This is an attractively presented sitting room, with picture window to front. Focal point gas fire, with back boiler. Large walk-in storage cupboard and shelved storage cupboard to one side of chimney breast. Large picture window to front. T.V. point. Ceiling light. Radiator. French double doors through to:



KITCHEN WITH DINING AREA 4.6m x 2.57m (15' x 8'5") *combined measurement* The kitchen is attractively set out with modern base and wallmounted units, with decorative tiled splashbacks above, and snubnosed worktops. Built-in stainless steel electric oven and grill. 4-ring gas hob, with overhead extractor hood. Space for dishwasher and automatic washing machine. Pine panelled ceiling with eyeball light fittings.
DINING AREA: Wood laminate flooring. Arch leading through to conservatory.



CONSERVATORY 3.67m x 2.63m (12' x 8'7") Wood laminate flooring. T.V point. Ceiling light. Radiator. Double doors leading out to patio.

UPSTAIRS Landing – Ceiling light.

BEDROOM 1 3.52m x 3.11m (11'6" x 10'2") With large walk-in cloakroom cupboard, providing hanging and shelved storage space. Picture window to front. Pendant light. Radiator.



BEDROOM 2 3.55m x 3.16m (11'7" x 10'4") Window to rear. T.V. point. Pendant light. Radiator.

BATHROOM Fitted with a 3-piece suite comprising bath, pedestal whb and w.c. Tiled to full height on all sides. Tiled floor. Radiator.

UPSTAIRS

ATTIC BEDROOM 3.32m x 3.15m (10'10" x 10'3") Pine panelled ceiling. Eyeball light fittings. Velux window.



OUTSIDE

GARAGE – With up and over door, concrete floor. Power sockets.

GARDENS

There are easily maintained gardens, situated at the front of the house, primarily set out with stone chippings. A paved pathway leads round the side of the property to the rear, entering via a wrought iron gate. The rear garden is totally enclosed and is set out on two levels with a patio area and drying green. There is shed located at the foot of the garden



GENERAL

Mains gas central heating, water and sewerage.

COUNCIL TAX

Band B

POST CODE

AB53 4BS

HOME REPORT

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

VIEWING

By appointment through the Selling Agents.

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.