

# 8 Roseacre Crescent

TURRIFF, AB53 4LW



*Two bedroom semi-detached bungalow in walk-in-condition.  
Desirable residential area in a country town location.*



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This desirable two bedroom semi-detached bungalow offers spacious living accommodation over a single level, which the current owner during his short tenure has upgraded with a new gas central heating system and remote electrically operated garage door. Further benefiting from a fresh neutral decor, full double glazing and gas central heating and presented to the market in a walk-in condition, due to its fantastic location, number 8 Roseacre Crescent would undoubtedly be a fantastic retirement home or equally would also suit the first time purchaser. Early viewing is highly recommended and is a must to fully appreciate its location and what is on offer.

# THE LOUNGE



The property consists of a vestibule to a welcoming hallway leading to all other accommodation. A large lounge with picture window, dining kitchen, shower room with corner shower cubicle, two double bedrooms with fitted wardrobes and further ample storage cupboards throughout.



# THE KITCHEN





# BEDROOM 1





# BEDROOM 2





# THE BATHROOM





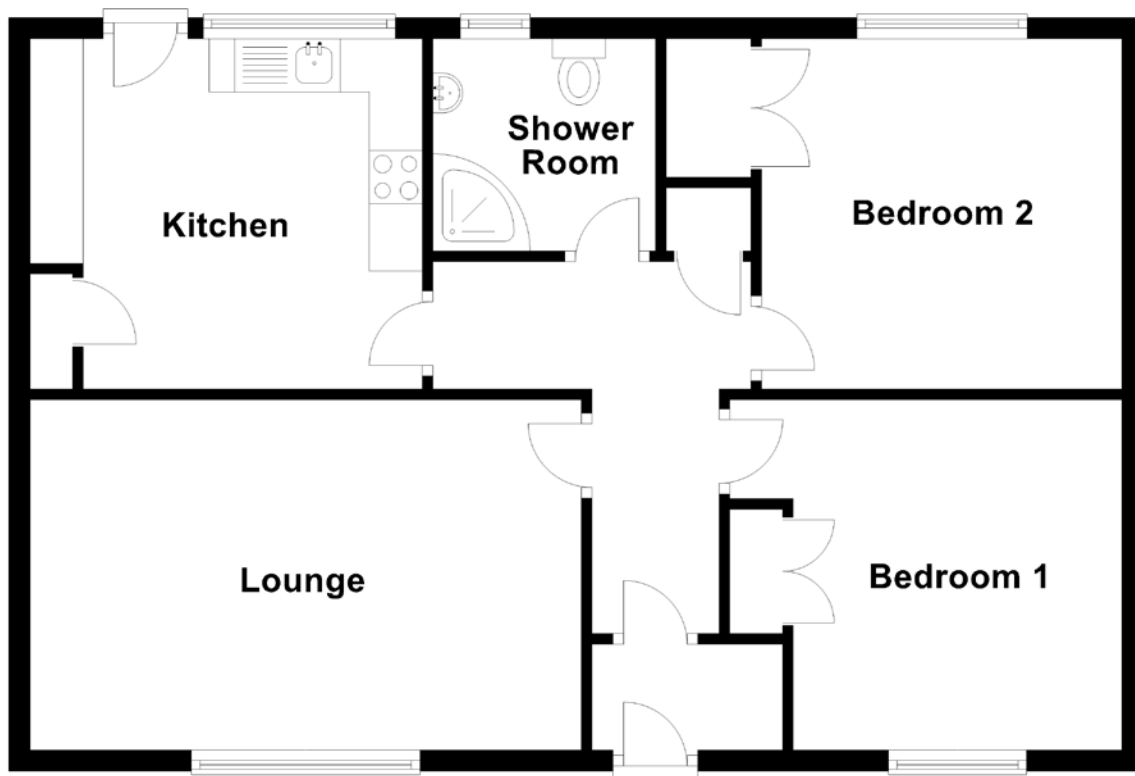
To the front of the property, there is a walled garden with access gained from a side gate adjacent to the drive, laid partially to decorative stone chip and artificial lawn with a border that contains seasonal shrubs and flowers. A substantial side and rear garden are divided into two areas; the side garden has a substantial vegetable garden with raised beds for ease of planting, with some shrubs and trees. The rear garden is accessed from the side garden or kitchen and has a small boundary fence laid mostly to tar for ease of maintenance. Off-street parking is available immediately in front of the garage which also has an access door to the rear. The garage has power and light and an electrically remote controlled roller front door.

# THE GARDEN





# FLOOR PLAN, DIMENSIONS & MAP

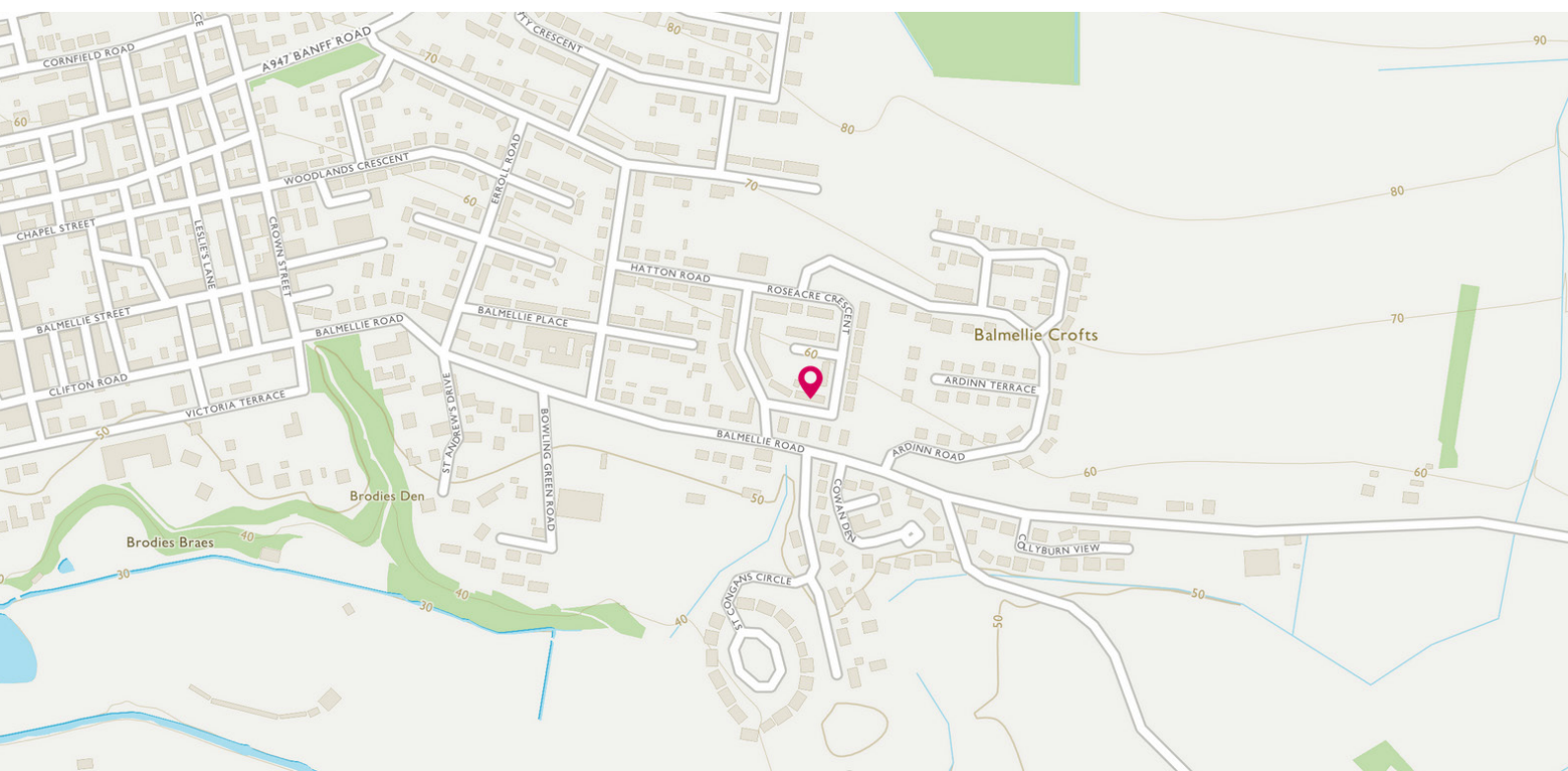


Approximate Dimensions (Taken from the widest point)

Lounge	5.20m (17'1") x 3.30m (10'10")
Kitchen	3.70m (12'2") x 3.30m (10'10")
Bedroom 1	3.70m (12'2") x 3.30m (10'10")
Bedroom 2	3.40m (11'2") x 3.30m (10'10")
Shower Room	2.10m (6'11") x 2.00m (6'7")

Gross internal floor area (m<sup>2</sup>): 70m<sup>2</sup>  
EPC Rating: D

Extras (Included in the sale) All fitted floor coverings, blinds, curtains, and light fittings are included in the sale. The garden shed, polly tunnel and greenhouse will remain.





# THE LOCATION

Turriff lies in the heart of rural Aberdeenshire, south of Banff and at the point where the Burn of Turriff flows into the River Deveron. Turriff is a popular country town, well known for its welcoming community.







It has primary and secondary schooling, a good range of local shops, cafes, tearooms major supermarket and other facilities which include a sports centre with swimming pool, bowling stadium, library, community centre, NHS health centre and golf course with fishing on the renowned River Deveron. The East Coast bus network operates a comprehensive service through the town.

Aberdeen city is within commuting distance, approximately thirty-five miles to the east and provides all that one would expect from modern-day city living, including a multitude of shopping malls and local shops. There are pubs, restaurants, eateries galore, with fantastic theatres and cinemas to enjoy. There are also superb recreational and leisure facilities all within easy reach and a multitude of activities for the outdoor enthusiast.

Aberdeen offers excellent bus and rail service with national and international flights provided from Dyce Airport. The main East Coast Rail Network also operates from Aberdeen.



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