

3 Meadowview Avenue

TURRIFF, AB53 4WP



Exceptional detached four-bedroom property located in a desirable private cul-de-sac residential location



01224 472 441



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



Designed and built to the highest of specifications by the renowned Scotia group. The Meadowview development is a desirable residential area, with number 3 Meadowview Avenue enjoying a particularly pleasant cul-de-sac location. This exceptional four-bedroom detached dwelling offers immaculate, spacious living accommodation over two floors. The current owners, during their tenure, have modernised and upgraded to a very high standard where and when necessary. The property further benefits from full uPVC double-glazed windows and doors, gas central heating and solar panels with fresh neutral decor throughout and part new floor coverings.

This substantial property will make a superb family home with room to grow. Early viewing is a must, and it is highly recommended.

THE LOUNGE



The property consists of a welcoming entrance hallway, with a guest WC with a toilet and hand basin and a large cupboard. The spacious lounge is filled with natural light from the large picture window at the front of the property, with double doors leading to the formal dining room with French doors opening out to the rear garden. An open archway from the dining room leads to the kitchen, fitted with a selection of quality base and wall units incorporating extensive work surfaces and integrated appliances. Views over the rear garden can be appreciated from the large window, which also fills the room with natural light. Off the kitchen is a decent-sized utility room with access to the integrated garage and rear garden.

THE DINING ROOM

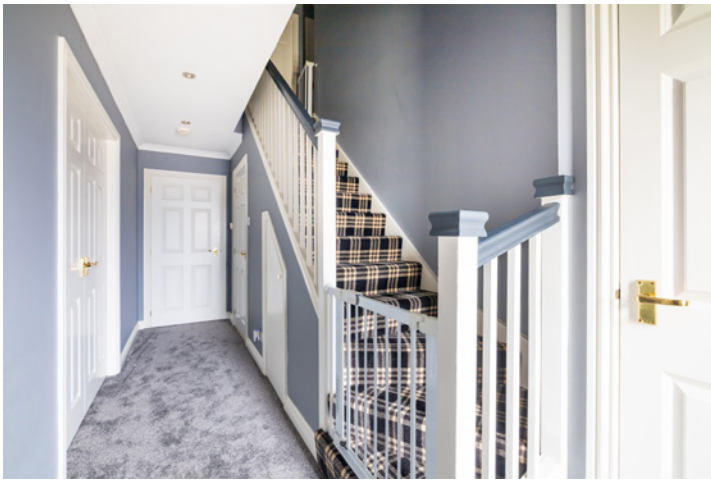


THE KITCHEN



THE UTILITY & WC



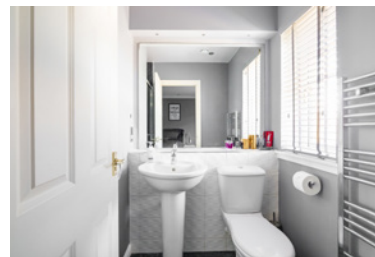


A carpeted staircase with a wooden balustrade leads to the spacious first-floor landing. A centrally located family bathroom with a shower over the bath, the master bedroom, which is generously proportioned and benefits from built-in wardrobes and a contemporary en-suite shower room. There are a further two double bedrooms. The fourth bedroom is also a good size and would be ideal as a nursery or home office. In addition, there are ample storage cupboards throughout the property.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



BEDROOM 4

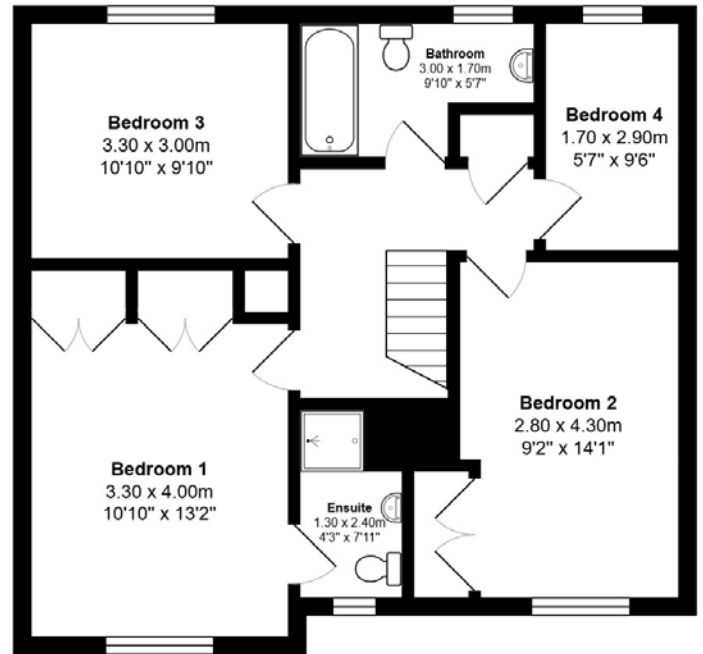
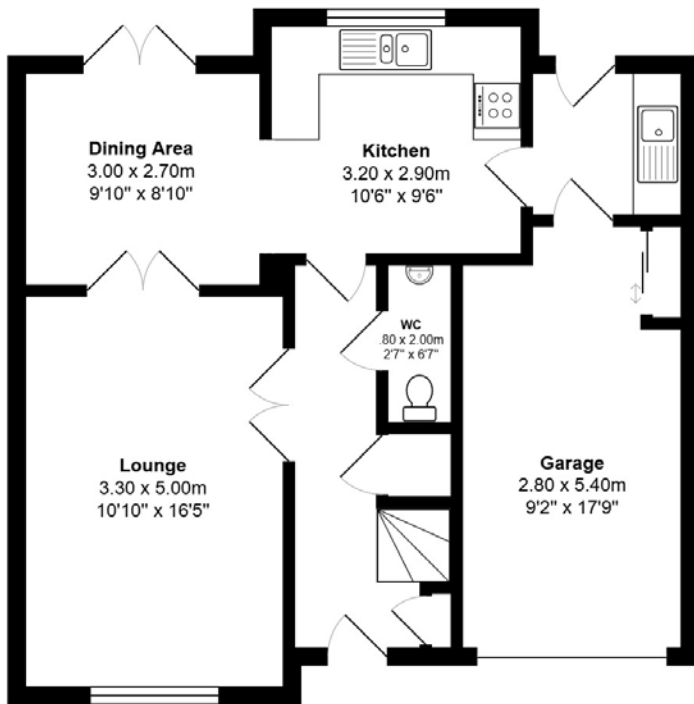


To the front of the property, a large driveway laid to loc bloc paving allows off-street parking for two vehicles, in front of the integrated garage. There is a lawn area and a scattering of shrubs, and a boundary hedging. There is a gated side access to the extensive rear garden with a boundary fence on two sides and a large boundary wall, making the garden quite private, fully enclosed and perfect for those with children or pets. Recently landscaped with a large patio area from the dining room French doors, artificial grass a huge area of composite decking, providing low cost and maintenance-free. The rear garden is perfect for alfresco dining and enjoying the sun.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



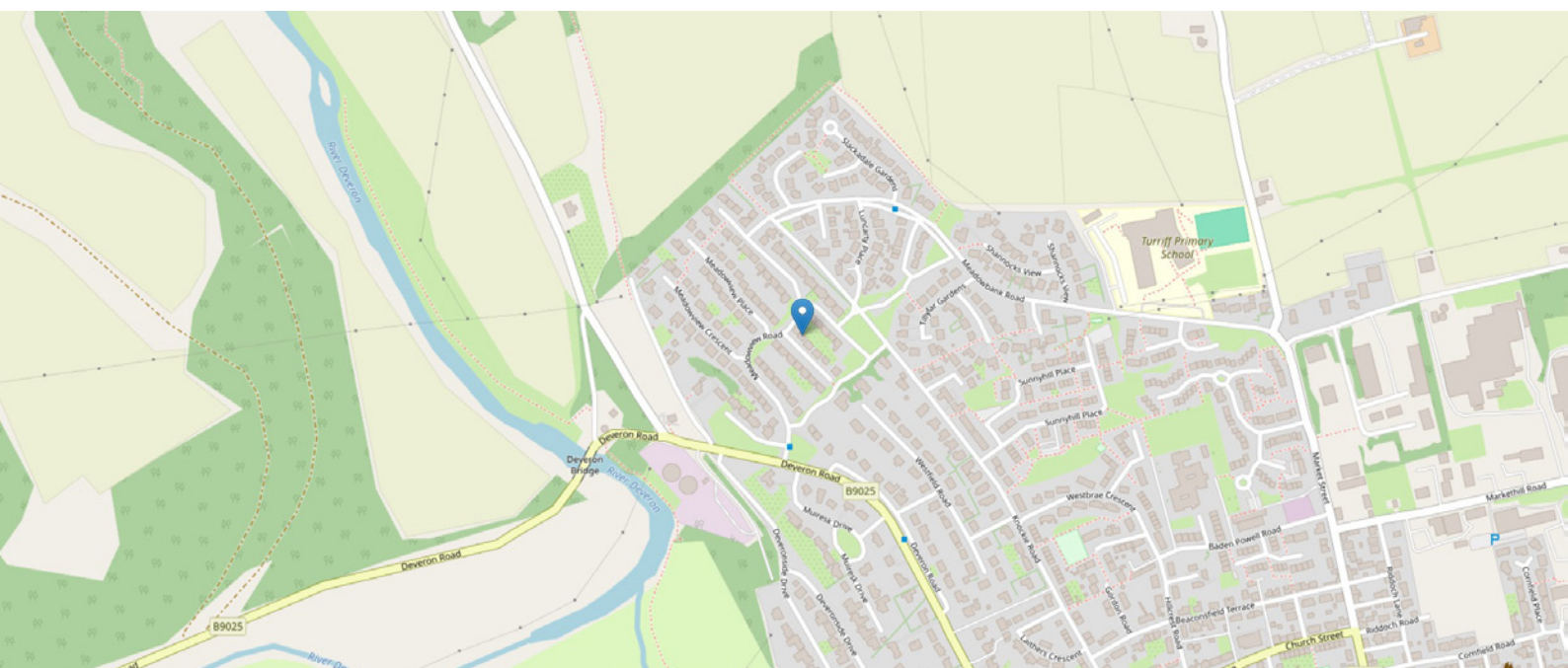
Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 123m² | EPC Rating: B

Extras: All fitted floor coverings, blinds, curtains, and light fittings are included in the sale; other soft furnishings and electrical items may be available by separate negotiation, as is the garden shed.

Note: Currently, the integrated garage has been converted to a storage area at the front and a large games/play room at the rear.

Services: Mains electricity, solar panels, mains water and drains with gas central heating.



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. During the first week of August, the renowned Turriff Show, dating as far back as 1864, is the biggest two-day agricultural show in Scotland, attracting 24.000 plus people with more than 300 exhibitor stands with arts and crafts as well as some of the finest food and drink, including producers from Aberdeenshire and beyond.





Turriff has a pre-school with highly regarded primary and secondary schooling, and a good range of local shops. There are cafes, tearooms, a 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 miles away 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 some 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.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01224 472 441

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

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Area Sales Manager



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