




McEwan Fraser Legal

Solicitors & Estate Agents

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1 Deveronside Drive

TURRIFF, AB53 4SP



Location // Turriff

AB53 4SP

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 and annual Tuffiff Show, the biggest agricultural show in Scotland. It has primary and secondary schooling including the brand new Turriff Primary School, a good range of local shops, cafes, tearooms major supermarket and other facilities which include a sports centre with swimming pool and astro pitches, bowling stadium, library, community centre, NHS health centre and golf course with fishing on the well 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 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.





1 Deveronside Drive

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Varnoch, 1 Deveronside Drive occupies a fantastic, south-facing, elevated position in a cul-de-sac location, architecturally designed and built to the highest of specifications using quality tradespersons, which is evident throughout this property. The extensive accommodation over two levels has been meticulously maintained and upgraded by the present owners using quality fixtures and fittings throughout; a fantastic modern kitchen with superior integrated appliances is one of the latest upgrades. The property further benefits from a fresh neutral décor, gas central heating, full double glazing and access to fibre broadband. This is undoubtedly a must view to fully appreciate its location and all that is on offer, will suit a young family with room to grow or the extended family.

The property consists of a welcoming bright entrance hallway leading to all further accommodation, extensive lounge with large picture window and patio doors to the front garden, family room/bedroom five again with patio doors to the front garden. The open plan modern dining kitchen which has recently been installed is fitted with a range of quality base and wall units incorporating extensive work surfaces integrated appliances. There are views and access via the large utility room to the rear and side garden. The kitchen is also open plan to the formal dining room. A recently fitted guest WC with shower cubicle completes the ground floor.



Lounge // Family Room



Kitchen // Utility // Dining Area





A carpeted staircase with wooden balustrade leads to the spacious first-floor landing. Creating a sense of luxury is the master bedroom which is generously proportioned and benefits from a full-length balcony, large fitted wardrobes and a contemporary en-suite bathroom. There are a further three double bedrooms, bedroom three has access to a cleverly designed Jack & Jill en-suite shower room, the two further double bedrooms have access to the shower room from the hallway all have fitted wardrobes.



Bedrooms // En-suite



To the rear of the property un-gated walled drive laid to loc-bloc allows parking for multiple vehicles immediately in front of the house and the double garage at the side of the property the garage is fitted with water supply, electricity, up and over door, floored loft space, fitted joiners bench and side door access to the gardens. The Gardens that surround the property are partially laid to lawn, with borders and a large area to the front that has been landscaped and laid to mature shrubs, plants and seasonal flowers ensuring a wealth of colour throughout the seasons. A patio area in front of the two sets of patio doors is perfect for alfresco dining and enjoying the sun and views.



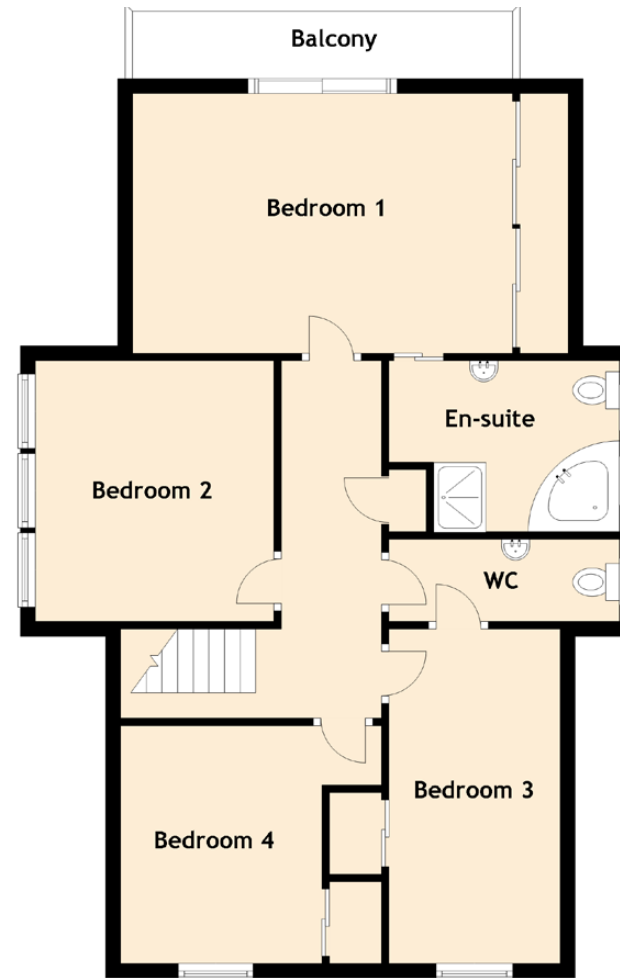
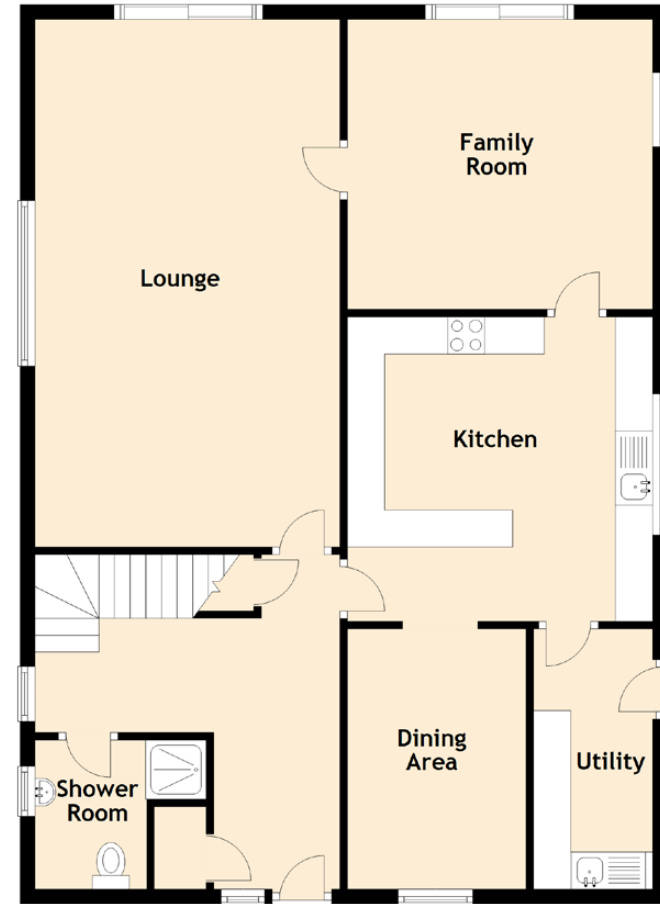


Shower Room // WC



Specifications & Details

FLOOR PLAN DIMENSIONS & MAP



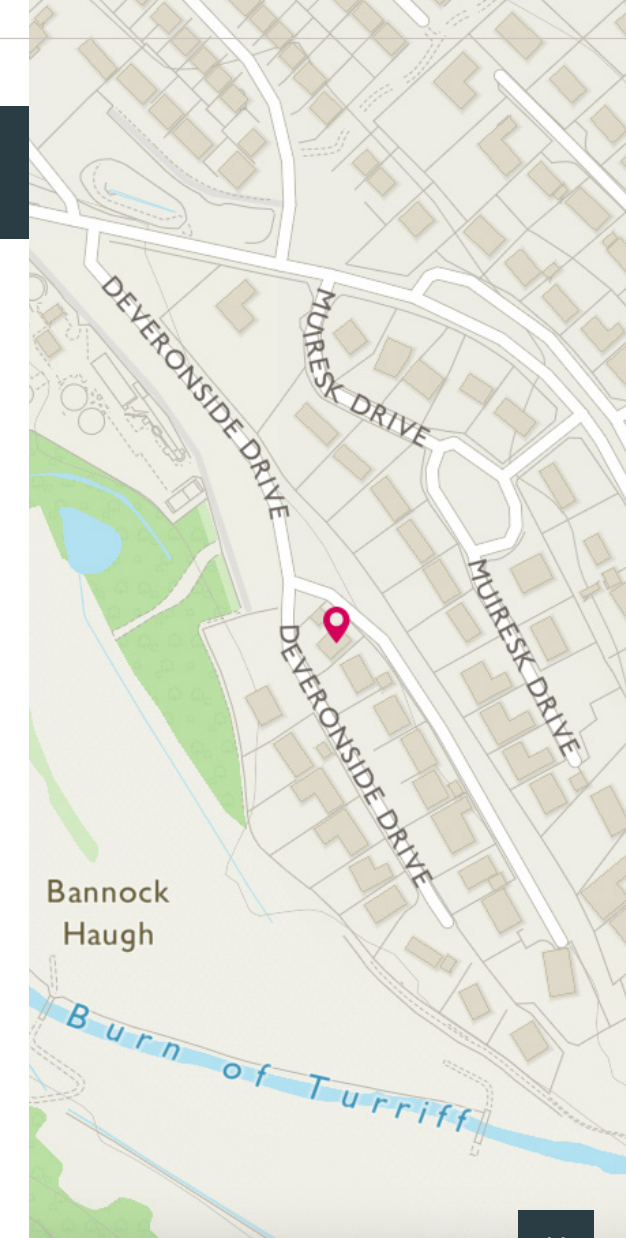
Approximate Dimensions
(Taken from the widest point)

Lounge	7.10m (23'4") x 4.10m (13'5")
Family Room	4.10m (13'5") x 3.90m (12'10")
Kitchen	4.10m (13'5") x 4.10m (13'5")
Dining Area	3.50m (11'6") x 2.30m (7'7")
Utility	3.50m (11'6") x 1.60m (5'3")
Bedroom 1	5.10m (16'9") x 3.50m (11'6")
En-suite	3.10m (10'2") x 2.30m (7'7")
Bedroom 2	3.50m (11'6") x 3.20m (10'6")
Bedroom 3	4.50m (14'9") x 2.30m (7'7")
Bedroom 4	3.50m (11'6") x 3.20m (10'6")
Shower Room	2.30m (7'7") x 2.00m (6'7")
WC	3.10m (10'2") x 1.10m (3'8")

Gross internal floor area (m²): 169m²

EPC Rating: C

Extras (Included in the sale): All fitted floor coverings, blinds, curtains, and light fittings.






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Text and description
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Surveyor



Professional photography
SCOTT MARSHALL
Photographer



Layout graphics and design
ALLY CLARK
Designer