



Exceptionally detached five bedroom, five bathroom house with huge potential as a B&B



01224 472 441



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



Wayfarers in Bridgend Terrace occupies a fantastic elevated position in a quiet cul-de-sac location at the end of a private road. It has been architecturally designed and built to the highest of specifications using quality tradespersons. The extensive versatile accommodation over two levels has been meticulously maintained by the owners, and a fantastic open-plan kitchen with a large family area is the heart of this property. The property further benefits from a fresh neutral decor, gas central heating, full double glazing and solar panels. This is undoubtedly a must-view property to fully appreciate its location and all that is on offer. It will suit a young family seeking room to grow, an extended family or someone looking for a fantastic opportunity to run a B&B.

THE LOUNGE



The property comprises a vestibule from the front of the property to a welcoming bright and airy entrance hallway leading to all further accommodation. The extensive lounge has triple aspect windows including a large bay window and gas fireplace.

THE KITCHEN/DINER



The open-plan dining kitchen/family area has multiple base and wall units. An American fridge freezer, integrated dishwasher, oven and grill with a centre island which incorporates a gas hob with seating at the breakfast bar. The family and kitchen area provide space for entertaining with access to the garden and the utility room which consists of a washing machine tumble dryer, sink and handy guest WC. The utility room gives access to the large side garden and drive. In addition to the washing machine, dryer and sink the utility room houses the gas boiler, which is still under guarantee, and access to a WC.



THE UTILITY & WC

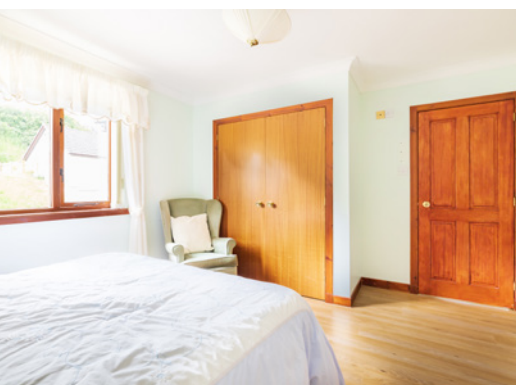


Bedroom 5 is currently being used as a formal dining room with additional space currently used as an office but plumbing is in place to convert to an en-suite should it be required. A second double bedroom with an en-suite shower room completes the ground floor.

THE DINING ROOM (BED 5) & THE OFFICE



BEDROOM 4





The spacious ground floor hallway provides lots of storage space and includes the operating system for the central vacuum cleaner, which does away with having to carry heavy devices around the house. In addition there is also a generously sized airing cupboard which houses controls for the solar panels - earning several hundreds of pounds a year income for the home owner.

A carpeted staircase with a wooden balustrade leads to the first-floor accommodation where you have access to three 3 bedrooms and a centrally located family bathroom. Creating a sense of luxury is the master bedroom which is generously proportioned and benefits from a walk-in dressing room, bespoke fitted units and a contemporary en-suite shower room. There are a further two double bedrooms both of which have fitted units and their own en-suite shower room. A centrally located family bathroom completes the accommodation. There are ample storage cupboards on both floors.

THE BATHROOM



THE MASTER BEDROOM



BEDROOM 2



BEDROOM 3



To the side of the property an un-gated walled drive, laid to tar, allows parking for multiple vehicles immediately in front of the double garage which is fitted with two remote electric up and over doors. The garage also has power with a water supply. The spacious gardens that surround the property are mostly laid to lawn with decorative stone paving leading around the property to several seating or patio areas. There is a large area to the front that has been landscaped and laid with mature shrubs, plants and seasonal flowers ensuring a wealth of colour throughout the seasons. The gardens are perfect for entertaining and some alfresco dining and enjoying the sun and views.

Past the lawn at the rear of the house the garden slopes down to a stream, the middle of which marks the boundary to the property.

The property is serviced with mains electricity, gas and water which drains to a septic tank.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Porch	1.90m (6'3") x 1.60m (5'3")
Lounge	6.00m (19'8") x 5.00m (16'5")
Kitchen/Diner	8.40m (27'7") x 4.50m (14'9")
Utility	3.40m (11'2") x 2.00m (6'7")
WC	1.40m (4'7") x 1.40m (4'7")
Bedroom 4	4.30m (14'1") x 3.50m (11'6")
En-suite	1.70m (5'7") x 1.70m (5'7")
Dining Room	4.30m (14'1") x 3.50m (11'6")
Office	1.70m (5'7") x 1.70m (5'7")
Master Bedroom	7.00m (23') x 4.30m (14'1")
En-suite	2.30m (7'7") x 1.90m (6'3")

Walk-in Wardrobe

Bedroom 2

En-suite

Bedroom 3

En-suite

Bathroom

2.20m (7'3") x 1.60m (5'3")

3.90m (12'10") x 3.70m (12'2")

2.10m (6'11") x 1.70m (5'7")

5.80m (19'1") x 3.30m (10'10")

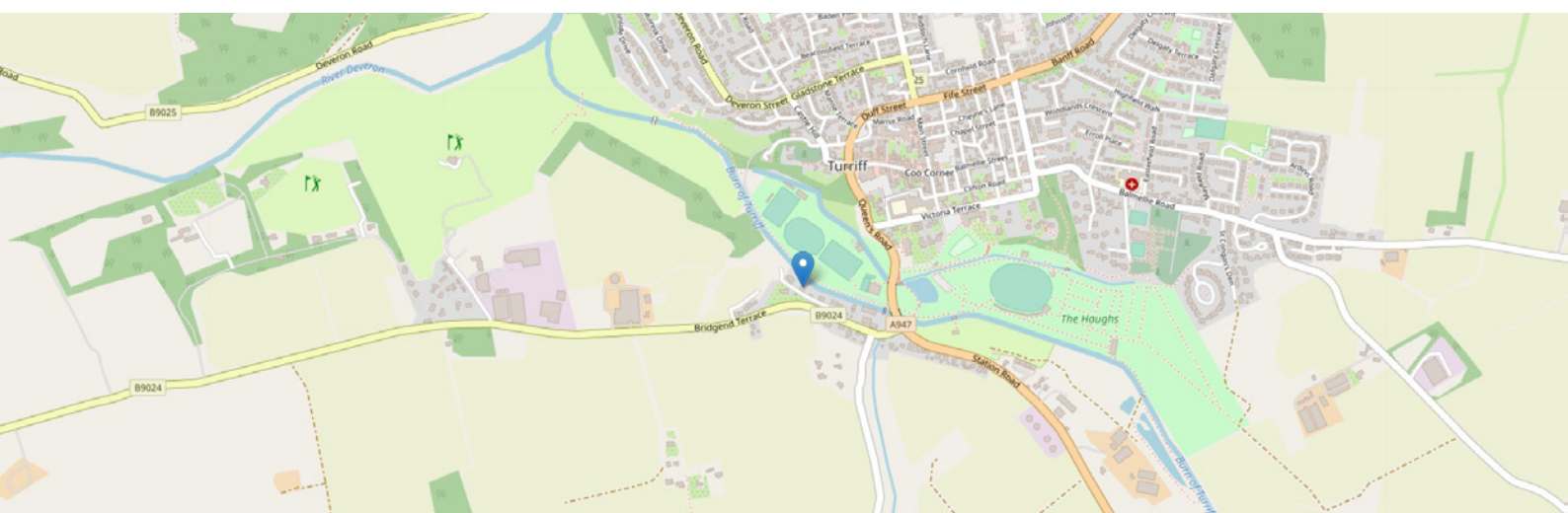
2.10m (6'11") x 1.10m (3'7")

2.80m (9'2") x 2.00m (6'7")

Gross internal floor area (m²): 242m²

EPC Rating: C

Extras (Included in the sale): All fitted floor coverings, blinds, curtains, and light fittings are included in the sale and other soft furnishings and electrical items are by separate negotiation.



THE LOCATION

Historic Turriff, with links dating back to the Middle Ages, lies in the heart of rural Aberdeenshire, south of Banff and at the point where the Burn of Turriff flows into the River Deveron. It 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 supermarkets and other facilities which include a sports centre, swimming pool, bowling club, library, community centre, NHS health centre, golf course and fishing on the renowned River Deveron. The East Coast bus network operates a comprehensive service through the town.





Turriff is ideally located to take advantage of the varied indoor and outdoor activities available throughout Aberdeenshire. It is just a few miles from the coast with its spectacular views and abundant marine life, it is surrounded by ancient castles, close to numerous golf courses - including two of the oldest in the world, and within easy reach of the heart of whisky country.

Aberdeen city is within commuting distance, approximately 30 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, and eateries galore, with fantastic theatres and cinemas to enjoy.

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

Part
Exchange
Available



Text and description
PETER REID
Area Sales Manager



Layout graphics and design
ALLY CLARK
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.