




McEwan Fraser Legal
Solicitors & Estate Agents
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56 Southview Terrace

ABERCHIRDER, HUNTLY, ABERDEENSHIRE, AB54 7TE



ABERCHIRDER

HUNTLY, ABERDEENSHIRE, AB54 7TE

56 Southview Terrace is located in the quaint and quiet village of Aberchirder on the A97 Huntly to Banff road. Aberchirder, historically and locally known as “Foggie” or “Foggieloan”, provides all the local amenities one would expect; pre-school and primary schooling, local shop, Post Office, pub with restaurant, library and several churches. A fantastic array of sporting activities is available locally with a lawn bowling club as well as fishing for salmon and trout on the famous River Deveron a short distance from Aberchirder. A comprehensive bus network operates through the village.

The property is also conveniently located approximately six miles west of the town of Turriff which provides excellent secondary and higher education. Turriff boasts numerous leisure facilities including a leisure centre and swimming pool. Within the town centre, there is an abundance of local amenities including banking facilities, restaurants, cafés, pubs, hotels, local shops and a major supermarket. Easy access to the A97 gives direct routing to Aberdeen, approximately forty-two miles to the east with the city offering excellent rail and bus services, with national and international flights being provided by Aberdeen Dyce Airport.



56 SOUTHVIEW TERRACE

ABERCHIRDER, HUNTLY, ABERDEENSHIRE, AB54 7TE

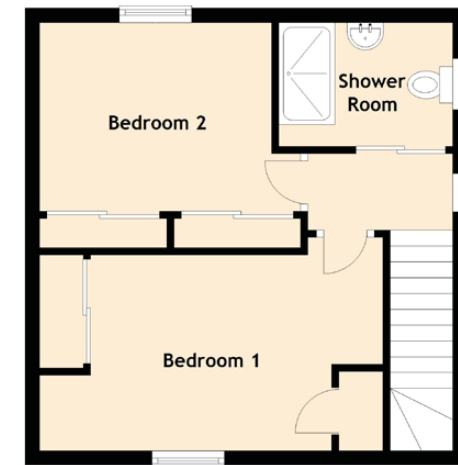
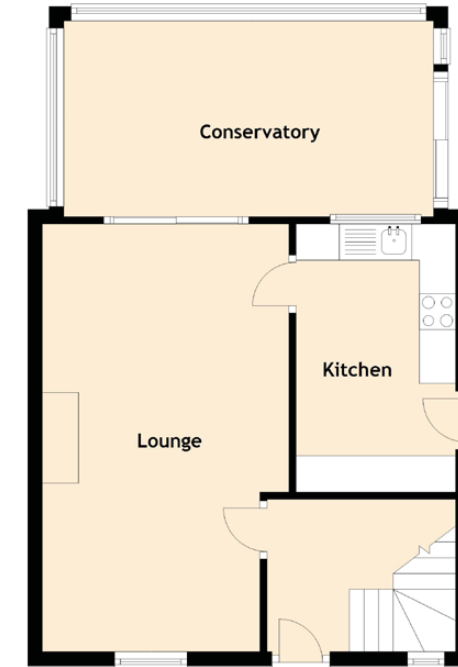
McEwan Fraser Legal are delighted to offer for sale a substantial two bedroom semi-detached property within a popular residential area, the present owner has maintained this property to an exceptional standard, including recent kitchen and bathroom upgrades with a fantastic addition of a south facing conservatory.

The property offers spacious living accommodation over two floors. Internally the accommodation is in excellent decorative order, briefly comprising of an entrance hallway, with a stairway leading to the first floor and spacious dual aspect lounge with patio doors leading to the large conservatory. The dining kitchen has a multitude of wall and base units with contrasting worktops with a door leading to the rear porch.

The first floor comprises of two double bedrooms, both of which have fitted wardrobes. A recently upgraded stylish shower room completes the accommodation. The property also benefits from a fresh neutral tone throughout, some recent new floor coverings, LPG central heating and double glazed windows. This spacious property would be a fantastic first-time purchase or would suit the young family. Early viewing is a must and is highly recommended.

To the front of the property, there is on-street parking available. A gated pathway leads to the rear garden which is mostly landscaped with a central grassed area and borders containing various shrubs, plants and seasonal flowers, a perimeter wall making this a safe environment for children and pets alike, a small patio area is ideal for outside entertaining. The garden shed and greenhouse will remain.





SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP

Approximate Dimensions (Taken from the widest point)

Lounge	5.90m (19'4") x 3.40m (11'2")
Conservatory	5.10m (16'9") x 2.70m (8'10")
Kitchen	3.70m (12'2") x 2.20m (7'3")
Bedroom 1	4.74m (15'6") x 3.00m (9'10")
Bedroom 2	3.60m (11'10") x 2.60m (8'6")
Shower Room	2.30m (7'7") x 1.71m (5'7")

Gross internal floor area (m²): 82m² | EPC Rating: F

Extras (Included in the sale): All floor coverings, blinds, curtains, light fittings and white goods including the washing machine, oven, hob and free-standing larder fridge.

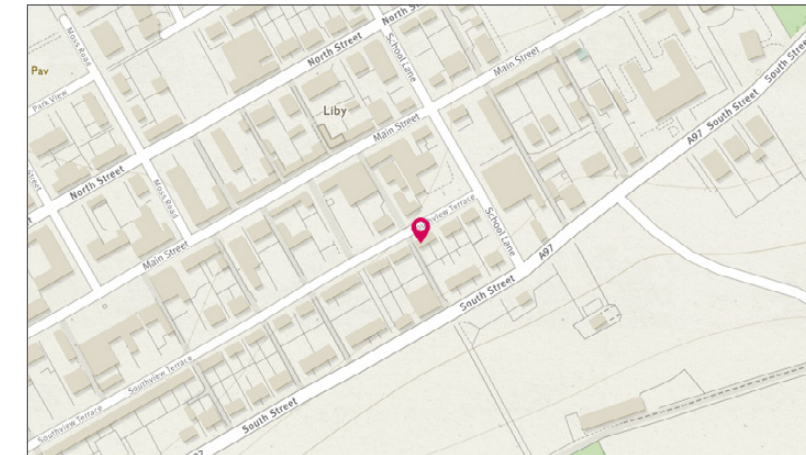


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