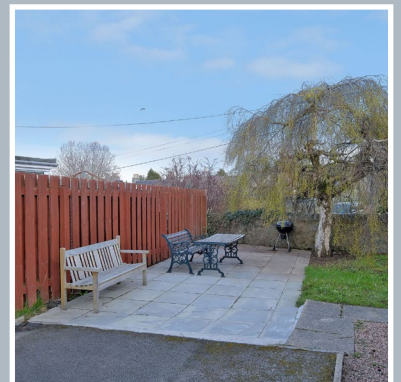
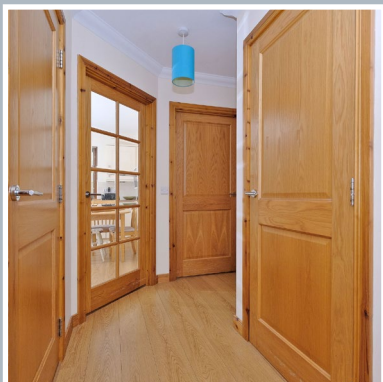




11a Bank Terrace

Alford, Aberdeenshire AB33 8TT



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The well-proportioned lounge, with neutral décor and carpet, is located to the front of the property with wide bay window allowing plenty of natural light. The family dining kitchen is located to the rear of the property and is fitted with a range of modern cream gloss wall, base and drawer units complemented by wood effect laminate worktops and tiled splashbacks. Featuring Neff appliances including hob with extractor hood, single oven, and dishwasher and fridge freezer. Completed with wood effect laminate flooring and access to the utility room which is fitted matching units and plumbing for washing machine and tumble drier. A door from here leads to the garden.

The master bedroom is located to the rear of the property with a double window overlooking the garden. This room benefits from double built-in wardrobes with mirrored sliding doors. Bedroom 2 overlooks the front and has ample space for a double bed and freestanding furniture. Two separate built-in storage cupboards provide wardrobe space.

The spacious shower room is fitted with a white suite comprising wash-hand basin and W.C. and incorporates a fully tiled double shower cubicle with sliding door and mains fed shower.

Outside: The property is accessed from the road through a wooden gate into the large driveway with parking for at least 2 cars. The garden is fully enclosed by a combination of fencing and walls and stone chipped path around the property with a raised border of mature plants and shrubs to front.

This charming detached two bedroom bungalow is set in the heart of Alford and is a wonderful opportunity to purchase a modern, well equipped property in an established residential area. With spacious accommodation which is bright and airy with oak wood finishings and neutrally decorated throughout.

Entered at the side of the property into the hallway which gives access to most of the accommodation and incorporates a useful storage cupboard, the airing cupboard and an access hatch into the part floored loft.





Terms

Council Tax

Band D

EPC

Band C

Entry

By Arrangement

Viewing

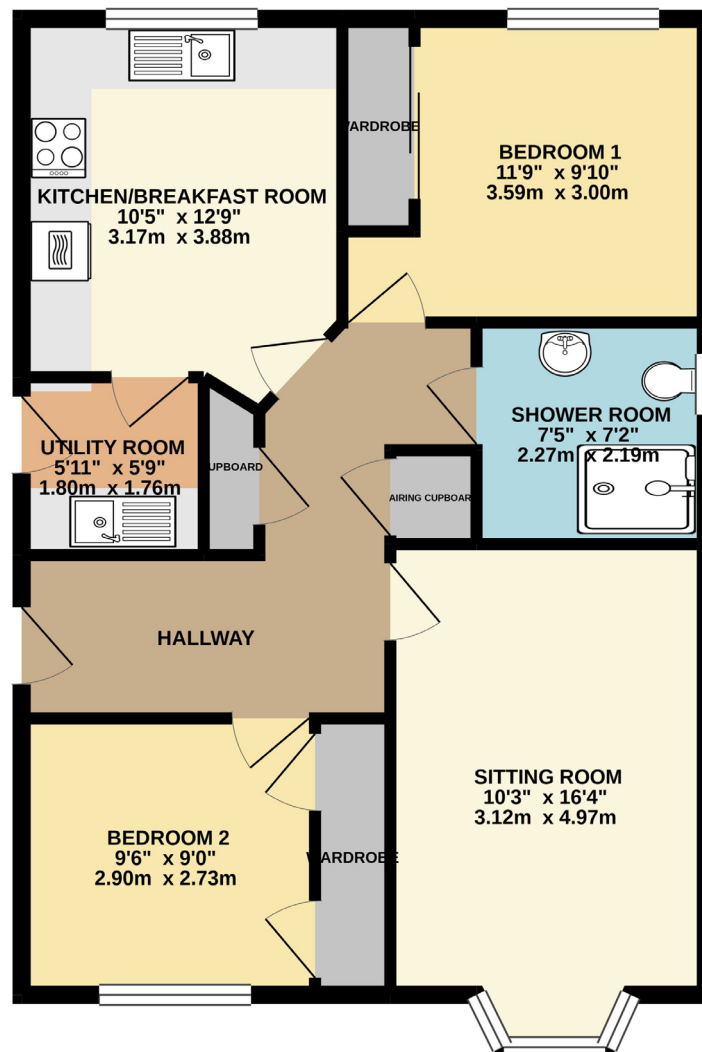
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- 2 Double Bedrooms
- Kitchen/ Breakfast Room
- Large Sitting Room
- Shower Room
- Enclosed Garden
- Ample Parking
- Oil Central Heating
- Double Glazing



These particulars are intended to give a fair representation of the property and whilst every care has been taken in their compilation they are not guaranteed and do not form part of any contract. Areas, measurements and distances are given only as a guide and any plans are for identification only and are not to scale.