

STEWART & WATSON

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**69 HIGH STREET, CUMINESTOWN,
TURRIFF, AB53 5YH**



2/3 Bed End Terraced Dwellinghouse

- Lounge, Kitchen, Sitting Room/Dining Room & Utility Room
- 2 Bedrooms & Shower Room
- LPG Heating & Double Glazing
- Single Garage & Driveway
- Landscaped Rear Garden

Offers around £170,000

Home Report Valuation £200,000

www.stewartwatson.co.uk

TYPE OF PROPERTY

We are pleased to offer for sale this 2/3 bed end terraced dwellinghouse which benefits from LPG heating, double glazing, single garage, driveway and landscaped rear garden. The accommodation comprises of a hallway, lounge, sitting room/dining room, kitchen, shower room, utility room and 2 bedrooms.

ACCOMMODATION

Hallway

Exterior door into the hallway. Access to lounge, dining room and stairs to the upper hall.

Lounge (11'5" x 10'3" / 3.50m x 3.13m)

Front facing window and wooden flooring. Potential to be another bedroom.



Sitting Room / Dining Room (11'7" x 11'6" / 3.56m x 3.53m)

Front and rear facing windows. Feature alcoves. Understairs storage cupboard.



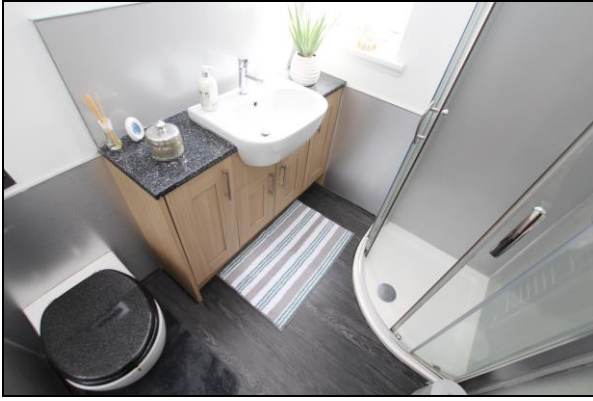
Kitchen (9'1" x 8'5" / 2.77m x 2.59m)

Fitted with base and wall mounted units with sink and drainer, cooker and hood. Space for white goods. Rear facing window.



Shower Room (6'1" x 5'5" / 1.85m x 1.67m)

With wc, wash hand basin set in vanity unit and shower cubicle. Heated towel rail. Rear facing opaque window.



Utility Room (8'8" x 7'2" / 2.68m x 2.19m)
Base units with sink and drainer. Space for white goods. Side facing window and door to rear garden.



Staircase

Staircase with oak banister leads to the upper hallway. Feature stone wall. Gives access to the 2 bedrooms. Hatch access to loft and velux window.

Bedroom 1 (12' x 10'6" / 3.65m x 3.23m)
Front facing window and laminate flooring.



Bedroom 2 (12'3" x 10'5" / 3.74m x 3.20m)
Front facing window and fitted carpet. Two cupboards with one housing the central heating boiler.



OUTSIDE

A driveway to the rear provides off street parking and leads to the **SINGLE GARAGE (25' x 12'3" / 7.62m x 3.74m)** which has an electric roller door, water and power. The rear garden is landscaped with flower beds, stone chips, drying area, pathways, trees and shrubs. Slabbed patio area ideal for alfresco dining. Garden shed. LPG tank.

SERVICES

Mains electricity, mains water and drainage.
LPG heating.

ITEMS INCLUDED

All the usual heritable fittings and fixtures are included.

Council Tax Band

B

EPC Band

F

Entry

By arrangement.

Viewing

By contacting The Property Shop, Turriff on 01888 563777.

Email: turriff.property@stewartwatson.co.uk

Offers

All offers should be submitted in writing to our Turriff office.

LOCATION

The village of Cuminestown includes shops, and Primary School. Secondary schooling is at Turriff which is approximately 6 miles away. Aberdeen is 35 miles away.

Reference DDP/TUR/G24



FREE VALUATION – We are pleased to offer a free and without obligation, valuation of your property.
Contact Property Department at any of our offices.

These particulars do not constitute any part of an offer or contract. All statements contained therein, while believed to be correct, are not guaranteed. All measurements are approximate. Intending purchasers or leases must satisfy themselves by inspection or otherwise, as to the accuracy of each of the statements contained in these particulars.

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