

**Catcraig, 8 Thornhill Road,
Cuminestown, Turriff, AB53 5WH**

**Price Over
£80,000**

ASPC ref : 341083

 3  1  1 94 m² EPC **F** Council Tax Band **A**



Arrange a viewing

 **01888 563777**
(Stewart & Watson)

Stewart & Watson

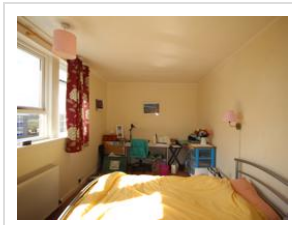
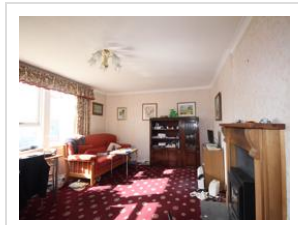
The Property Shop, 2 Main Street
Turriff
AB53 4AD

Email:

turriff.property@stewartwatson.co.uk

Website:

<http://www.stewartwatson.co.uk>



Property features:

 Central heating	 Garden	 Parking
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This is a three bedroom semi-detached dwellinghouse in the popular village of Cuminestown. The house is located opposite the local Primary School. The accommodation comprises:- entrance porch, hallway, lounge, kitchen and bathroom with three bedrooms and toilet on the first floor.

ACCOMMODATION

The accommodation is on two floors and comprises:-

ENTRANCE PORCH With vinyl flooring and electric panel heater.

HALL With under stair shelved cupboards, built in storage cupboard housing electricity meter, fitted carpet and central heating radiator.

LOUNGE (17'1" x 11'8"/ 5.2m x 3.6m) With solid fuel stove, fitted carpet and two central heating radiators.

KITCHEN (17'1" x 6'6"/ 5.2m c 2m) With range of base and wall units, two built in storage cupboards, one housing hot water pump, laminate flooring, central heating radiator and back door leading to side porch.

SIDE PORCH With tiled flooring and access to rear garden..

BATHROOM With Mira shower over bath, wash hand basin, w.c., vinyl flooring and central heating heater.

FIRST FLOOR With built in shelved cupboard, access to loft space and fitted carpet.

BEDROOM 1 (15'1" x 8'8"/ 4.6m x 2.7m) With built in wardrobe, fitted carpet and central heating radiator.

BEDROOM 2 (11'8" x 10'5"/ 3.6m x 3.2m at widest point) With built in single wardrobe, storage cupboard housing hot water tank, fitted carpet and central heating radiator.

BEDROOM 3 (9'5" x 8'8"/ 2.9m x 2.7m) With built in wardrobe and central heating radiator.

TOILET With w.c., wash hand basin, extractor fan, electric panel heater and vinyl flooring.

OUTSIDE To the rear of the property there is a garden laid to grass. The front garden is laid mainly to grass with a border alongside the pathway and drive.

SERVICES The property benefits from mains water and drainage.

GENERAL INFORMATION Please note that this property is of non traditional construction and may not be acceptable to some mortgage lenders. Any purchaser should satisfy himself in this regard.

ITEMS INCLUDED All usual heritable fittings and fixtures.

Council Tax Band A

EPC Band F

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

View this property on [aspc.co.uk](https://www.aspc.co.uk):

<https://www.aspc.co.uk/search/property/341083/Catcraig--8-Thornhill-Road/Turriff/>

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