

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

Price Over  
**£80,000**

**Under offer**

 **3**  **1**  **1**   **94 m<sup>2</sup>** EPC **F** Council Tax Band **A**



**Contact Solicitor**

Stewart & Watson  
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**Features**



Garden

**Description**

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.

**SERVICES** The property benefits from mains water and drainage.

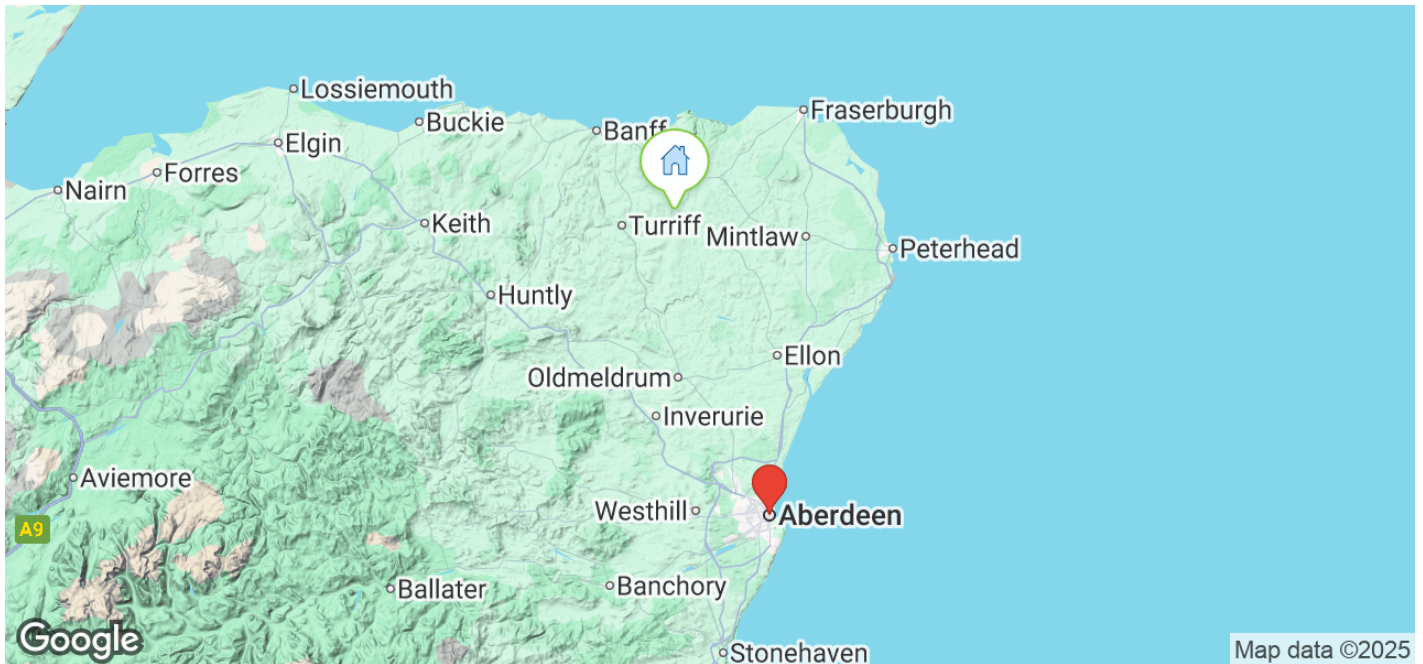
**GENERAL INFORMATION** Please note that this property is of non traditional construction and may not be acceptable to some mortgage lenders. Any purchaser should satisfy himself in this regard.

**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



## Accommodation 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.

**View this property here**

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

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