

**20 Main Street,
Cuminestown, Turriff, AB53 5YJ**

**Price Around
£115,000**

ASPC ref : 386281

 3  1  1 107 m² EPC **D** Council Tax Band **D**



Arrange a viewing

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Grant Smith Law Practice

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Property features:

 Central heating	 Garden	 Parking
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We are delighted to offer for sale this traditional style 3 bedroom cottage in the heart of the village community. The property would make an excellent family home and is perfect for first time buyers. It benefits from off-road parking to the rear with a large garden. Oil central heating and double glazing throughout. All carpets, blinds and light fittings are included in the sale. Ample power points have been installed.

Viewing is highly recommended on this property to see its full potential.

Cuminestown is a small rural village in Aberdeenshire with local shop, an hotel and a primary school with secondary education being provided in Turriff. It lies approx. 6 miles from Turriff and New Deer, approx. 10 miles from Macduff and Banff and approx. 15 miles from Fraserburgh.

ACCOMMODATION

ENTRANCE VESTIBULE Entry through part glazed door with door to hallway, cupboard housing electric meter and fuse box, ceiling light, fire alarm, radiator.

HALLWAY Access to all areas, ceiling light, radiator, telephone point, smoke detectors, radiator, ceiling light.

DINING KITCHEN - 5.16m x 2.89m (16'11" x 9'6") Newly fitted Kitchen with ample base and wall units in a cream finish, 1 ½ stainless steel sink with mixer tap and drainer, built-in dishwasher, integrated eye level oven, ceramic hob with chimney style hood above, space for fridge/freezer, breakfast bar, ceiling lights, radiator, 2 large cupboards with sliding doors.

UTILITY ROOM Window to rear, stainless steel sink and drainer with units below, wall unit, cupboard with sliding doors, space for washing machine, radiator, ceiling light and vinyl floor.

REAR VESTIBULE Part glazed door to rear, ceiling light.

LOUNGE - 5.86m x 3.95m (19'3" x 12'11") approx. Sliding patio doors to the rear providing access to the garden, wall mounted feature electric fire, 2 radiators, ceiling lights, T.V. point.

BEDROOM 1 - 4.27m x 2.97m (14'0" x 9'9") approx. Window to front, built-in cupboard which is shelved, radiator, ceiling light and T.V. point.

BEDROOM 2 - 3.29m x 2.94m (10'9" x 9'7") approx. Window to front, ceiling light, radiator, hatch to attic floor accessed via a Ramsey ladder.

BEDROOM 3 - 4.27m x 3.12m (14'0" x 10'3") approx. Window to front, built-in wardrobes with sliding doors, radiator and ceiling light.

SHOWER ROOM - 2.63m x 2.44 (8'7" x 8'0") approx. 3 piece white suite comprising W.C., wash hand basin with built in vanity unit providing plenty of storage space, corner entry shower and sliding doors, extractor fan, radiator, ceiling light, tiled flooring.

FLOORED ATTIC This space has been subdivided into two rooms with Velux windows to front, fully floored with power and light. Access by hatch in Bedroom 2.

OUTSIDE To the rear of the property there is an enclosed garden, large driveway providing vehicle access from the lane at the side of the property. There is an outbuilding and summerhouse, large area of lawn with steps up to it, trees and mature shrubbery. Outside light, outside tap, oil tank, central heating boiler.

SERVICES All mains services: electricity, water and drainage.

View this property on aspc.co.uk:

<https://www.aspc.co.uk/search/property/386281/20-Main-Street/Turriff/>

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