

**THE BUNGALOW,  
THORNHILL ROAD, CUMINESTOWN,  
TURRIFF, AB53 5WH**



***3 Bed Detached Bungalow***

- Lounge, Dining Room, Kitchen & Sunroom
- 3 Bedrooms, Bathroom & WC
- Oil Central Heating & Double Glazing
- Single Garage & Driveway
- Garden with Greenhouse & Shed

***Offers around £170,000***

***Home Report Valuation £190,000***

***www.stewartwatson.co.uk***

## TYPE OF PROPERTY

We are pleased to offer for sale this 3 bed detached bungalow which benefits from oil central heating, double glazing, single garage, driveway and garden. The property comprises of a vestibule, hallway, lounge, dining room, kitchen, 3 bedrooms, bathroom, sunroom and wc.

## ACCOMMODATION

### Entrance Vestibule

Entered via an exterior door into the vestibule. Storage cupboards. Further door to hallway.

### Hallway

Double cupboard.

### Lounge (15'9" x 14'9" / 4.85m x 4.55m)

Front facing bay window and fitted carpet. Open coal fire set in wooden surround.



### Dining Room (13'8" x 12'5" / 4.23m x 3.84m)

Side facing window.



### Kitchen (13'6" x 8'4" / 4.16m x 2.57m)

Fitted with hardwood base and wall mounted units providing storage. Sink and drainer unit. Cooker and hood. Space for dishwasher. Rear and side facing windows. Door to sunroom.



**Sunroom (13'5'' x 12' / 4.13m x 3.67m)**

Outlook over the garden. Doors to wc, built on utility to rear and porch to front.



**WC**

Fitted with wc and wash hand basin.

**Utility**

Doors to garden.

**Bedroom 1 (15' x 13'7'' / 4.60m x 4.20m)**

Front facing bay window.



**Bedroom 2 (10'1'' x 7'9'' / 3.09m x 2.42m)**

Rear facing window and fitted carpet.



**Bedroom 3 (13' x 9'9'' / 3.98m x 3.02m)**

Rear facing window.



**Bathroom (9' x 4'5'' / 2.74m x 1.40m)**

Fitted with wc, wash hand basin and bath with shower fitment above. Rear facing opaque window.



**OUTSIDE**

Double gates lead into the driveway which provides off street parking for several cars. There is a **SINGLE GARAGE** with an up and over door accessed from High Street. The gardens are mainly laid to stone chips with trees, shrubs and bushes. Greenhouse and shed to remain.



## SERVICES

Mains electricity, mains water and drainage.  
Oil central heating.

## ITEMS INCLUDED

All the usual heritable fittings and fixtures are included.

## Council Tax Band

D

## EPC Band

E

## Entry

By arrangement.

## Viewing

By contacting The Property Shop, Turriff on  
01888 563777.

**Email:** [turriff.property@stewartwatson.co.uk](mailto:turriff.property@stewartwatson.co.uk)

## Offers

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

## LOCATION

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

**Reference** DDP/TUR/D23



**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.**

The Property Shop, 2 Main Street, Turriff AB53 4AD (01888) 563777  
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