

## 3 ST LUKES GARDENS, CUMINESTOWN, TURRIFF, AB53 5YW



### *2 Bed Semi Detached Bungalow*

- Lounge & Dining Kitchen
- 2 Bedrooms & Shower Room
- Oil Central Heating & Double Glazing
- Front & Rear Gardens mainly laid to lawn & Summerhouse
- Well Worth Viewing

***Offers around £110,000***

***Home Report Valuation £110,000***

***[www.stewartwatson.co.uk](http://www.stewartwatson.co.uk)***

## TYPE OF PROPERTY

We are pleased to offer for sale this 2 bed semi detached bungalow which benefits from oil central heating, double glazing and front and rear gardens mainly laid to lawn with patio area and summerhouse. The accommodation comprises of a hallway, lounge, dining kitchen, 2 bedrooms and shower room.

## ACCOMMODATION

### Entrance Vestibule

Exterior door enters into the vestibule. Glazed door to hallway.

### Hallway

Large double cupboard with storage cupboards above and single cupboard. Hatch access to partially floored loft.

### Lounge (14'1" x 13'1" / 4.29m x 3.99m)

Front and side facing windows and fitted carpet. Feature coal fire.



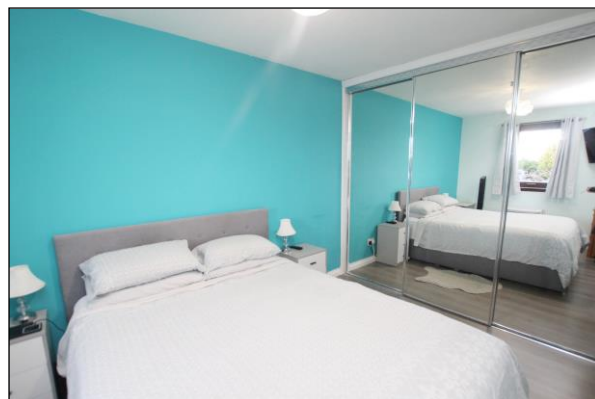
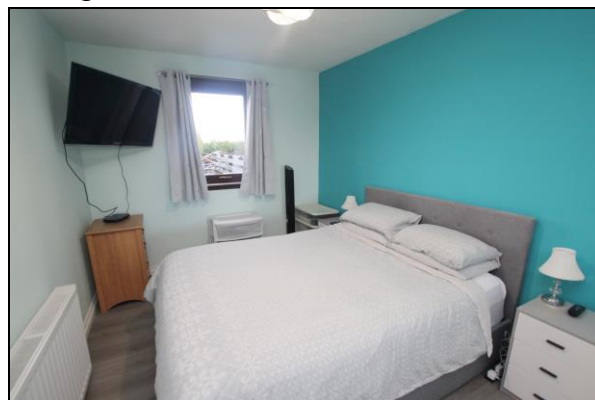
### Dining Kitchen (12'7" x 12'1" / 3.87m x 3.68m)

Fitted with base and wall mounted units with stainless steel sink and drainer, oven, hob and hood. Space for white goods. Rear facing window.



### Bedroom 1 (12'8" x 8'8" / 3.90m x 2.68m)

Rear facing window. Triple wardrobe with sliding mirrored doors.



**Bedroom 2 (11'3" x 9'7" / 3.44m x 2.95m)**

Front facing window and fitted carpet. Two double wardrobes with storage cupboards above.



**Shower Room (9'1" x 5'1" / 2.77m x 1.55m)**

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



**OUTSIDE**

The front garden is mainly laid to lawn with slab path leading to the side gate access. To the rear there is an area of lawn with rotary dryer, garden shed and coal bunker which further leads to a slabbed patio where the **SUMMERHOUSE** is located. There are outside taps to the front and rear of the property.

## SERVICES

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

## ITEMS INCLUDED

All the usual heritable fittings and fixtures are included.

## Council Tax Band

A

## EPC Band

D

## 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 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/B26



**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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