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**NEW BALTHANGIE COTTAGE,
CUMINESTOWN, TURRIFF, AB53 5YF**



3 Bed Detached Cottage with Single Garage

- Lounge, Dining Room & Dining Kitchen
- 3 Bedrooms & Family Bathroom
- Double Glazing & Solid Fuel Heating
- Single Garage & Driveway
- Large Rear Garden mainly laid to lawn

Offers over £160,000

Home Report Valuation £160,000

www.stewartwatson.co.uk

TYPE OF PROPERTY

We are pleased to offer for sale this 3 bedroom detached cottage which is set within 0.66 acres and benefits from solid fuel heating, double glazing, single garage, driveway and large rear garden. The property comprises of a hallway, lounge, dining room, dining kitchen, bathroom, rear hall and 3 bedrooms.

ACCOMMODATION

Hallway

Exterior door enters into the hallway which has a walk in storage cupboard and gives access to the lounge, dining kitchen and bedroom 1.

Bedroom 1 (10' x 9'9" / 3.04m x 3.01m)

Front facing window and fitted carpet. Feature fireplace set within a stone wall. Cupboard space.



Lounge (12'9" x 12' / 3.93m x 3.65m)

Front facing window and fitted carpet. Multi fuel stove which controls the heating. Feature stone wall with shelving and shelved alcove. Open plan to Dining Room.



Dining Room (12'7" x 7'6" / 3.87m x 2.31m)

Tiled flooring. Patio door to garden and door to dining kitchen.



Dining Kitchen (28'2" x 6'5" / 8.59m x 1.98m)

Fitted with modern base units integrating the oven, hob, extractor fan and sink and drainer. Washing machine and tumble dryer to remain. Space for fridge freezer and dishwasher. Doors to garden, rear hall and bathroom. Two rear facing windows.



Bathroom (8'2" x 7'9" / 2.49m x 2.49m)

Newly fitted in 2025 with wc, wash hand basin set in vanity unit, bath and separate double shower cubicle. Side facing opaque window.



Rear Hall

Fitted carpet and doors to Bedroom 2 and 3.

Bedroom 2 (12'6" x 8'4" / 3.84m x 2.56m)

Front facing window. Feature stone fireplace.



Bedroom 3 / Office (9'7" x 8'1" / 2.95m x 2.46m)

Currently used as an office space. Front facing window and shelving.

OUTSIDE

A driveway provides parking and leads to the **SINGLE GARAGE** which has had new doors installed in 2026. The rear has a slabbed patio with steps leading up to the large garden which is mainly laid to lawn with bushes and trees.



SERVICES

Mains electricity and water. Solid fuel heating through the multi fuel stove in the lounge. Septic tank.

ITEMS INCLUDED

All the usual heritable fittings and fixtures are included.

Council Tax Band

C

EPC Band

E

Entry

By arrangement.

Viewing

By contacting The Property Shop, Turriff on 01888 563777.



Email: turriff.property@stewartwatson.co.uk

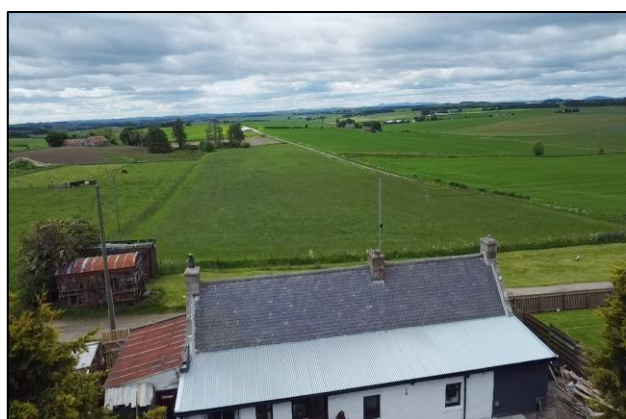
Offers

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

DIRECTIONS

From Turriff take the A947 towards Banff for approx. 1.1 mile and turn right signposted 'Delgaty /Cuminestown'. Follow this road for approximately 4.1 miles and turn left signposted 'New Byth.' Continue on this road towards New Byth and at the bridge where the corner bends to the left continue straight on signposted 'Balthangie.' Follow this road for approximately 1.5 miles and the property is on the left indicated by our For Sale Sign.

Reference DDP/TUR/F



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.

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