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LAW PRACTICE

38 High Street, Cuminestown, AB53 5YD
£135,000 offers over

Property summary

We are delighted to offer for sale this 3/4 bedroom traditional mid-terraced dwellinghouse located in a quiet residential area of Cuminestown. The property comprises ground floor; lounge, dining kitchen, bedroom 3, bedroom 4/utility room and shower room first floor; 2 bedrooms, large storage cupboard, rear garden areas with small sheds and rear driveway.

This property would make the ideal family home benefiting from spacious rooms, ample storage space and good-sized rear garden.

Cuminestown is a small rural village in Aberdeenshire with local shops, a 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.

Viewing is recommended to appreciate this property.

COUNCIL TAX BAND – B

EPC BAND – E

Type: Cottage, Terraced House

Availability: For Sale

Bedrooms: 4

Bathrooms: 1

Reception Rooms: 1

Parking: Driveway, Off Road Parking

Outside Space: Rear Garden

Council Tax Band: B

Driveway:

Full details

Entry – Entry is gained via the front exterior partially glazed door leading into the entry. The entry has a small opaque window looking into the lounge. The entry gives access to the lounge and bedroom 3.

Bedroom 3 – (3.51m x 2.72m) (11.52ft x 8.92ft) approx.

Bedroom 3 has a built in desk with surrounding wardrobes. Front window overlooks High Street and provides natural light.

Lounge – (6.50m x 2.61m) (21.33ft x 8.56ft) approx.

The spacious lounge has a front window that overlooks High Street. The coal fireplace is the focal point of the room. Space for dining table and chairs. Access can be gained to the rear hall.

The rear hall gives access to the dining kitchen, bedroom 4/utility room, shower room, rear exterior door to garden and staircase.

Dining Kitchen – (3.25m x 4.10m) (10.66ft x 13.45ft) approx.

The kitchen has ample base and wall units, breakfast bar, integrated oven, electric hob with overhead extractor fan, space for white goods, sink and a half with mixer tap and drainer. Large rear facing window overlooks the rear garden.

Bedroom 4/Utility Room – (2.95m x 3.05m) (9.68ft x 10.01ft) approx.

This multipurpose room has base units currently designed to be a utility room. Large understairs storage space. Small rear window provides natural light and overlooks the rear garden path.

Shower Room – (1.65m x 2.87m) (5.41ft x 9.42ft) approx.

The shower room has a 3 piece suite consisting of W/C, large cubicle shower and sink with mixer tap and built in shelving, drawers and cupboards. Rear facing opaque window provides natural light.

First floor – The staircase leads on to a carpeted landing benefitting from a good-sized storage cupboard with skylight providing natural light. Access can be gained to bedrooms 1 & 2 and loft.

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Driveway:

Bedroom 1 – (4.05m x 2.91m) (13.29ft x 9.55ft) approx.

This spacious bedroom benefits from 3 built-in double wardrobes with shelving and railing as well as built in drawers providing ample storage. Rear window overlooks the rear garden.

Bedroom 2 – (3.97m x 2.63m) (13.03ft x 8.63ft) approx.

Bedroom 2 benefits from 3 built-in double wardrobes with shelving, railing and drawers providing ample storage. Small eaves storage cupboard. Rear window overlooks the rear garden and provides natural light.

Outside – Accessed from the rear hall through the partially glazed exterior door, a concrete path and steps lead to the large rear garden. The garden is mainly laid to lawn, with slabbed pathways and patio areas. It includes two small sheds, an outdoor kennel area, a rotary dryer and an outside hose.

Driveway to accommodate a few cars at the rear of the garden is accessed via the back lane.

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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Grant Smith Law has offices in Aberdeen, Turriff, Elgin, Banff, and Buckie. Whether you are looking for a well-appointed apartment in Aberdeen or a country property in Aberdeenshire, Banffshire, or Moray, we are ideally placed to help.

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- Plain speaking
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- Full legal service

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