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LAW PRACTICE

Schoolhouse, Thornhill Road, Cuminestown, AB53 5WH
£219,000 offers over

Property summary

HOME REPORT VALUATION £219,000

We are delighted to offer for sale this 3 bedroom traditional detached dwellinghouse located in a quiet residential area of Cuminestown. The property comprises ground floor; lounge, dining kitchen, utility room and downstairs W/C first floor; bathroom and 3 bedrooms, front, side and rear garden areas with external store and large driveway.

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

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 – E

EPC BAND – D

Full details

Entry – Entry is gained via the front exterior partially glazed door leading into the entry, through an interior door into the hallway. The entry has a small storage cupboard which houses the electrics. The hallway gives access to the lounge, downstairs W/C, dining kitchen and staircase.

Type: Detached House

Availability: For Sale

Bedrooms: 3

Bathrooms: 2

Reception Rooms: 2

Parking: Driveway, Off Road Parking

Outside Space: Front Garden, Rear Garden

Council Tax Band: E

Detached House:

Modernly Decorated:

Good-Sized Garden Areas:

Large Driveway:

Country Views:

Lounge – (5.83m x 3.64m) (19.13ft x 11.94ft) approx.

The lounge is open plan with the dining area and kitchen. A front window overlooks the front garden and Thornhill Road, the rear window overlooks the rear garden and offers attractive country views. The electric fireplace is the focal point of the room. Access can be gained to the dining area and kitchen.

Dining Area – (2.72m x 3.28m) (8.92ft x 10.76ft) approx.

The dining area is open plan with the kitchen and lounge with access to the hallway. Large rear bay view windows overlook the rear garden.

Kitchen – (5.71m x 4.76m) (18.73ft x 15.62ft) approx.

The kitchen has ample base and wall units, space for white goods, sink with pull-out mixer tap and freestanding gas range cooker. Front facing window overlooks the front garden and large rear window overlooks the rear garden, both providing lots of natural light. Access to utility room.

Utility Room – (2.35m x 2.61m) (7.71ft x 8.56ft) approx.

The utility room has base units with under counter space for white goods, sink and a half with drainer and mixer tap. Small opaque front window provides natural light. Access to the rear garden via the partially glazed exterior door.

Downstairs W/C – (1.73m x 0.97m) (5.67ft x 3.18ft) approx.

The downstairs W/C, consists of a corner sink with mixer tap, under sink storage and W/C. A front facing opaque window provides natural light.

First floor – The staircase leads on to a carpeted landing benefitting from a good-sized storage cupboard with double sliding doors. Large front facing window provides natural light and overlooks the front garden. Access can be gained to all 3 bedrooms, bathroom and the loft via a folding wooden ladder.

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Large Driveway:

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Bedroom 1 – (6.05m x 3.63m) (19.85ft x 11.91ft) approx.

This spacious bedroom benefits from a double sliding wardrobe providing ample storage. Front window overlooks the front garden whilst the rear window overlooks the rear garden and offers attractive country views.

Bedroom 2 – (3.60m x 3.44m) (11.81ft x 11.29ft) approx.

Bedroom 2 is modernly decorated and spacious. Rear window overlooks the rear garden and country views.

Bedroom 3 – (3.23m x 2.71m) (10.59ft x 8.89ft) approx.

Bedroom 3 has a triple sliding wardrobe providing ample storage. Rear window overlooks rear garden and country views.

Upstairs Bathroom – (3.24m x 2.72m) (10.63ft x 8.92ft) approx.

The upstairs bathroom has a 4 piece suite consisting of W/C, retro style sink with two taps, corner bath and walk-in shower unit with waterfall shower head. A front facing opaque window provides natural light.

Outside – The property benefits from a large tarmacked driveway to fit ample cars to the side of the house. The front garden is mainly laid with stone chips, plants and trees. The driveway is separated from the rear garden with a large fence and pedestrian gate. The gate opens up to the rear garden which is mainly laid to lawn with slabs, plants/plant beds and trees also. The rear garden benefits from an external store/shed that has power and light, a small greenhouse, a large washing line area and a small play area perfect for kids. At the rear door there is a small concrete area which is sheltered, perfect for alfresco dining. From this concrete area there are slabbed pathways that take you to the rear of the garden or to the side of the house.

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Schoo
















BISCUITS




















SOAK


SOAK













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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