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THE BUNGALOW THORNHILL ROAD CUMINESTOWN



OFFERS OVER £170,000

The Bungalow, Thornhill Road, provides a well proportioned family sized home, in a pleasant village setting. This is a detached bungalow, providing 3 bedroom / 2 public accommodation.

The kitchen is fitted with attractive oak units. The sitting room overlooks the front and features a bay window. There is a further sizable room, which offers dining/living room space.

The property occupies an extensive feu with low maintenance grounds, set out mainly with stone chippings, with informal beds and borders. Garage of stone and block construction.

The property has oil central heating and double glazed window units.

Accommodation in detail:-

FRONT E.V The property has a very spacious entrance vestibule. Built-in half height storage cupboards. Ceiling cornice. Pendant light fitting. Radiator. Glazed interior door, with glazed side panels leading into

HALLWAY This is a spacious L-shaped hallway, with built-in double storage cupboard. Telephone point. Smoke detector. Ceiling light. Radiator.

SITTING ROOM 4.85m x 4.55m (15'10" x 14'11") This is good sized room, with bay window to front. Focal point tiled fireplace, alcoves to either side, wall lights. TV point, central ceiling light. Ceiling cornices. Radiator.(*pictured below*)



LIVING ROOM / DINING ROOM 4.23m x 3.84m (13'10" x 12'7") This is a large informal room, presently used as a second living room & providing ample space for dining. Tiled fireplace. Window to side with view of the garden. Picture rail. Ceiling light. Radiator.

KITCHEN 4.16m x 2.57m (13'7" x 8'5") Fitted with a base & wallmounted oak units, with contrasting worktops and tiled splashbacks. Built-in eyelevel electric oven, grill and microwave. There is a built-in, oil fired Stanley which runs the central heating system. Plumbed for automatic washing machine. Strip light.



BEDROOM 1	4.60m x 4.20m (15' x 13'92") Bay window to front. Pendant light fitting. Radiator.
BEDROOM 2	3.09m x 2.42m (10'1" x 7'11") Fitted with built-in floor to ceiling storage along one wall. Pendant light. Radiator.
BEDROOM 3	3.98m x 3.02m (13' x 9'10") Pendant light. Radiator.
SHOWER ROOM	3.00m x 1.64m (9'10" x 5'4") Shower cubicle, with aqua panelled splashbacks, w.h.b and w.c fitted in a vanity unit. The bathroom walls are fully tiled. Radiator, with heated towel rail attached. Electric shaver point. Pendant light.
SUN LOUNGE	4.13m x 3.67m (13'6" x 12') Strip lights. Radiator. There is a plumbed toilet and w.h.b accessed off this room.

OUTSIDE

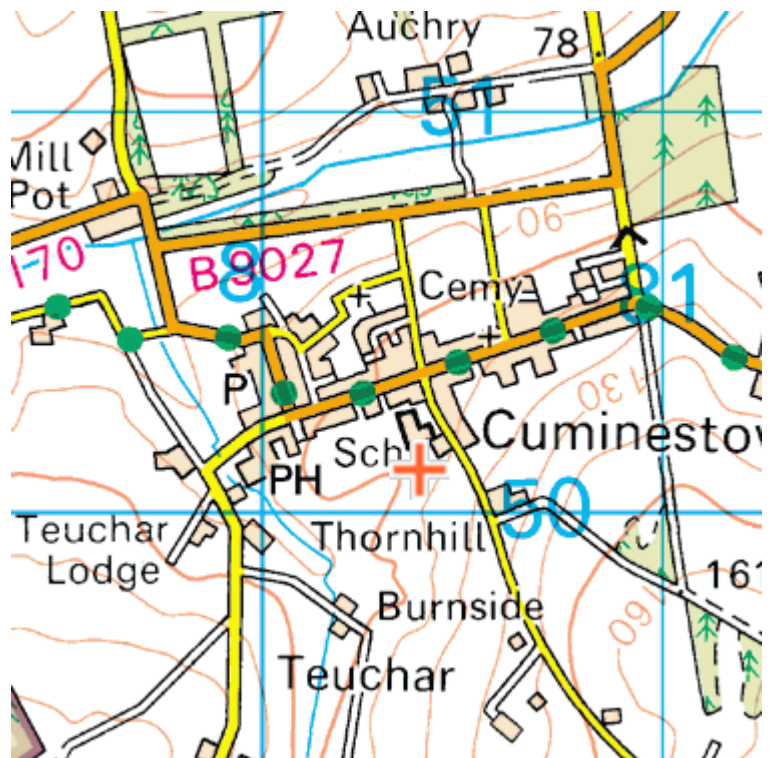
The Bungalow occupies a large plot and the garden has been designed for ease of maintenance in mind. The flower borders are planted with permanent plants, whilst larger areas have been laid with stone chippings for low maintenance.

There are various sheds, greenhouse and garage (accessed from High Street), with a rear door leading directly into the garden.



DIRECTIONS

From Turriff travel North on the A947 for approximately 1 mile, then turn right at the junction sign posted for Cuminestown/Delgattie Castle. Follow this road for some 6 miles, until you reach Cuminestown. Continue along the village High Street and turn right, onto Thornhill Road. The Bungalow is the first property situated on the right hand side.



POST CODE

AB53 5WH

COUNCIL TAX	Band E
HOME REPORT	A Home Report is available (a fee may apply)
VIEWING	By appointment through the selling agents.
ENTRY	By arrangement.
OFFERS TO	Messrs. Brown & McRae, Solicitors, Turriff

NOTE: While the foregoing particulars are believed to be correct they are not guaranteed and all interested parties should satisfy themselves on all points before offering