



**THE HAVEN
17 MAIN STREET
CUMINESTOWN
TURRIFF
AB53 5YJ**

**DETACHED THREE BEDROOM
BUNGALOW WITH ENCLOSED
REAR GARDEN & GARAGE**

**ENTRANCE HALL
LOUNGE
DINING KITCHEN
SUN LOUNGE/FAMILY ROOM
W.C.
THREE BEDROOMS
SHOWER ROOM
GARAGE & OFF-STREET PARKING
DOUBLE GLAZING
GAS CENTRAL HEATING**

Council Tax Band Currently: **D**
EPC Band: **E**

Viewing: By contacting our **Turriff**
Office on **01888 562245**



Offers over

£180,000



grantsmith
LAW PRACTICE

THE HAVEN, 17 MAIN STREET

We are delighted to offer for sale this spacious three-bedroom bungalow, located in the rural village of Cuminestown. The Haven is presented in excellent condition and features generously-sized rooms and ample storage space. Additionally, it benefits from double glazing and LPG gas central heating. All floor coverings, light fittings and blinds are to be included in the sale.

The accommodation comprises; entrance hallway, a large lounge with a modern electric wall-hung fire, which adds a beautiful touch to the room. The spacious Dining Kitchen is fitted with an excellent range of base and wall units with contrasting worktops and a central island housing the electric hob and oven. Additionally, there is an integrated dishwasher and fridge freezer. Open plan with the Dining Kitchen area, is the Sun Lounge/Family Room with patio doors that provide access to the enclosed garden. Furthermore, there is a W.C. and a vestibule at the rear which leads out to the parking area. The property comprises three good-sized double bedrooms, all featuring built-in wardrobes and fitted carpets, as well as a well-presented shower room.

Outside, the driveway provides ample off-street parking for multiple vehicles while leading to the garage, which features a built-in car maintenance pit. Good-sized garden is fully enclosed with low-maintenance grounds.

Cuminestown, a popular village, is located approximately six miles from Turriff. The village itself offers a local shop, church, and primary school, with a public bus service available from the centre. Nearby Turriff provides excellent shopping facilities and is a thriving town with both excellent primary and secondary schools. Additionally, Turriff offers various amenities such as a swimming pool, library, community centre, sports centre, and a golf course.

LOUNGE (7.57m x 3.60m approx.)
DINING KITCHEN (5.20m x 4.34m approx.)
SUN LOUNGE/FAMILY ROOM (3.93m x 3.00m approx.)
BEDROOM ONE (3.57m x 3.23m approx.)

BEDROOM TWO (2.98m x 2.76m approx.)
BEDROOM THREE (3.03m x 2.36m approx.)
SHOWER ROOM (2.50m x 2.63m approx.)













IMPORTANT INFORMATION

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 must satisfy themselves by inspection or otherwise, as to the accuracy of each of the statements contained within these particulars. No warranty provided for any white goods or appliances remaining within the property.

