



A rare opportunity to acquire a spacious single bedroom bungalow with off-road parking



01224 472 441



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser Legal is delighted to present this sizeable 1-bedroom end of terrace bungalow in a quiet cul-de-sac location in the tranquil village of Cornhill, Aberdeenshire. The property is in excellent condition inside and out.

THE BEDROOM



Entering via the front door you are welcomed into a small hall with two separate storage cupboards. The hall provides access to the large double bedroom, whilst there is no fitted storage - the levels of furniture and comfortable floor space indicate the spaciousness of the bedroom.

THE BATHROOM



The bathroom has aqua splashback panels and a curved corner shower bath.

THE LOUNGE



The large lounge is a well-lit comfortable space. Off the lounge is the kitchen which in turn leads to the rear garden via a small rear vestibule.



THE KITCHEN



The kitchen is a practical rectangular shape with I-shaped work surfaces and storage. There is a standalone fridge, cooker and washing machine with good levels of storage.

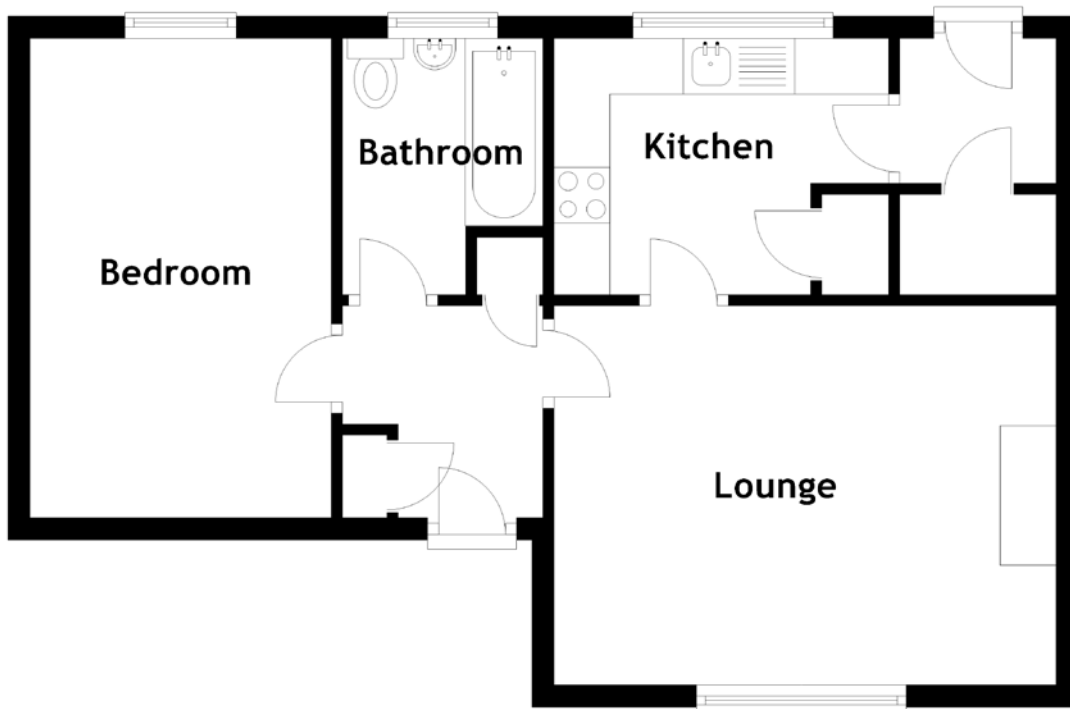
In addition, the front of the property includes a lock block car parking area for 3 vehicles plus access to the Single pitched roof garage with an electric door and rear double leaf-timber doors offering through access to the garden. To the rear of the property is a mature garden laid to lawn with areas of mature shrub's plus two wooden garden sheds and the oil Central heating storage tank. The property further benefits from uPVC Double and Triple Glazing, and Oil-fired Central Heating.

This is a rare opportunity to acquire a spacious single bedroom bungalow with off-road parking a garage and a mature enclosed garden in a quiet village location.

THE GARDEN



FLOOR PLAN, DIMENSIONS & MAP

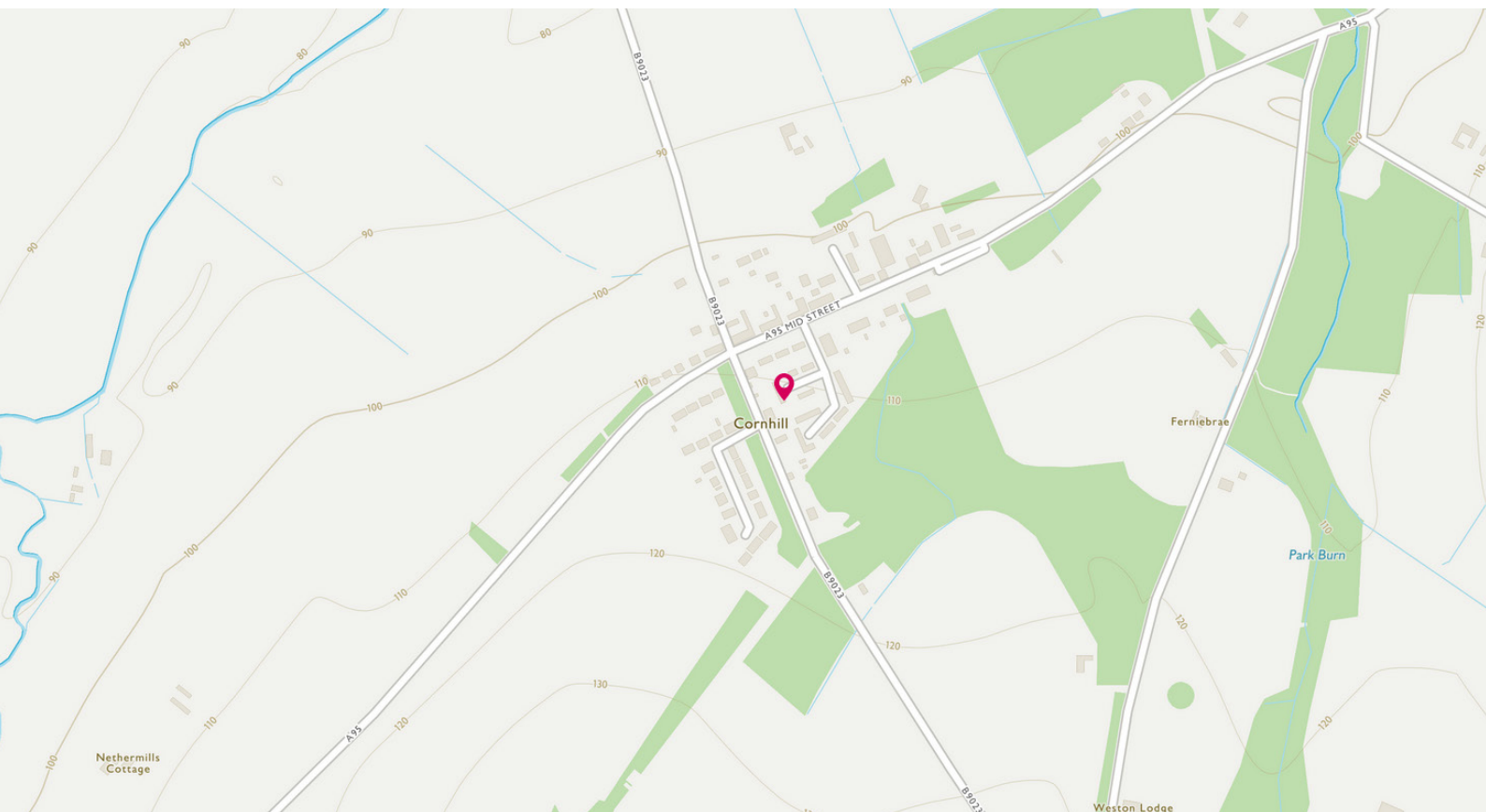


Approximate Dimensions
(Taken from the widest point)

Bedroom 4.30m (14'1") x 2.70m (8'10")
Bathroom 2.20m (7'3") x 1.80m (5'11")

Lounge 4.50m (14'9") x 3.40m (11'2")
Kitchen 3.00m (9'10") x 2.30m (7'7")

Gross internal floor area (m²): 46m²
EPC Rating: D



THE LOCATION

This spacious 1 Bed Semi-detached bungalow sits in the heart of Cornhill a tranquil small village in Aberdeenshire, which can trace its origins back to the 7th century, with the nearby Castle of Park being built in the 16th Century.





The village and surrounding area are well known for beautiful gardens that are awash with colour in the summer. Within the village, there is a garage, church and a village hall, serving an active community. A short drive and you are at the local primary school of Ordiquhill. Continue Northeast on the A95 for a short distance and you will stumble across some of the most spectacular beaches on the Moray Coast, Sandend and Cullen to name but two. There you can find yourself completely alone with acres and acres of sand stretching out in front of you, with an abundance of wildlife that frequents these shores, from seals and dolphins to numerous species of birds. The Moray Firth is renowned for having a mild climate, and the Angler really is spoilt for choice, with the River Deveron and River Spey, beaches, rugged coastline, and sea angling. There are numerous leisure facilities available, including a multitude of immaculate 18-hole golf courses. Duff House Royal and the famous Royal Tarlair are both located in the popular seaside towns of Banff and Macduff.

Six miles to the North is the historic seaside town of Portsoy with its 17th century “old” harbour. There are marinas in Whitehills and Banff. All the usual facilities, one would expect, can be found including further primary schooling, with secondary schooling facilities, which are available in the towns of Banff, Huntly, or Keith. A variety of local shops, including an NHS health centre, post office, supermarkets, banking facilities, restaurants, cafés, and pubs, all of which add to the appeal of this area, are frequented by numerous visitors, especially during peak season, and the famous local Portsoy Boat Festival.

McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01224 472 441

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk



Text and description
SCOTT MARSHALL
Surveyor



Layout graphics and design
ALLY CLARK
Designer

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