

STEWART & WATSON

The Property People

LITTLE CUSHNIE

GAMRIE

BANFFSHIRE

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Spacious croft occupying 2 acres

- Hall, Lounge & 4 Bedrooms
- Dining Kitchen & Bathroom
- Oil-fired C.H. & D.G.
- Range of Outbuildings
- Paddock – approx. 1.33 acres

SOLD!

SOLICITORS & ESTATE AGENTS

WE HAVE THE KEY



LITTLE CUSHNIE, GAMRIE, BANFFSHIRE

TYPE OF PROPERTY

This is a spacious croft house situated in a quiet country location together with various outbuildings and a paddock. The property benefits from oil-fired central heating (converted to oil in 2000) and double glazing (installed in 1999). In addition, the present owner had the property rewired in 2003. Additional improvements carried out include the fitting of new beech units in the Kitchen, installation of a new white bathroom suite and a new staircase giving access to the Bedrooms on the First Floor. The property has been fully re-insulated, re-decorated and re-floored/carpeted throughout.

ACCOMMODATION

The accommodation in detail comprises: Ground Floor – Hall, Lounge, Dining Kitchen, 2 Bedrooms and Bathroom. First Floor – Landing and 2 Bedrooms.



HALL 4.59 x 3.15 (15'1" x 10'4")

Half-glazed front door opens to the spacious entrance hallway with laminate floor, radiator and 3 inset ceiling spot lights. There is a full height cloak/storage cupboard with coat hooks. Rear facing window and spacious understair storage cupboard. Doors to Lounge, Bedrooms, Bathroom and Dining Kitchen. Stairs to First Floor.



LOUNGE 4.75 x 3.29 (15'7" x 10'10")

A cosy and comfortable room with a front facing window, fitted carpet and 2 radiators. A particular feature of this room is the cast iron multi-fuel stove set on a tiled hearth with wooden mantelpiece. To one side is a full height alcove with inset spot light. 3 uplighters, television and telephone points. Door to Dining Kitchen.

DINING KITCHEN 4.29 x 3.27 (14'1" x 10'9")

A particularly light and airy room with both front and side facing windows providing excellent natural light. Vinyl flooring, radiator and chrome ceiling bar with 4 halogen spot lights. The Kitchen has been totally refitted with beech base and wall units with chrome handles incorporating a corner carousel unit, ample granite effect formica worktop space and lower level 2/3 place breakfast bar. There is also an integrated double electric oven, ceramic hob, cooker hood, dishwasher, fridge and freezer. Stainless steel 1.50 bowl, drainer and mixer tap with tiling between units. Central heating boiler, heating controls and hatch giving access to the loft space. Television and telephone points. Plumbed for automatic washing machine. Door to Rear Vestibule.

REAR VESTIBULE

Vinyl flooring, ceiling light and door to outside.

BEDROOM 1 4.66 x 2.84 (15'3" x 9'4")

With windows to both front and side, fitted carpet and radiator. There are 2 uplighters, television and telephone points.

BEDROOM 2 3.52 x 3.20 (11'6" x 10'6")

Side facing window, fitted carpet and radiator. Centre ceiling light, television and telephone points.



BATHROOM **2.50 x 2.24 (8'3" x 7'4")**

Frosted glass rear facing window, laminate flooring, radiator, stainless steel shelf/ towel rail, chrome light fitting, chrome bathroom fittings and 3 halogen spot lights. The Bathroom has been refitted to include a white three piece bathroom suite incorporating a corner bath with electric shower above and shower curtain rail. There is tiling behind bath/shower and wash hand basin.

FIRST FLOOR

LANDING

A new staircase has been installed with carved wooden balustrades and banister. Fitted carpet to stairs and landing, velux window to rear and ceiling spot light. Doors to Bedrooms 3 and 4.

BEDROOM 3 **3.88 x 3.28 (12'8" x 10'9")**

Front and rear facing velux windows, fitted carpet and radiator. Ceiling spot light and television point. There is a full height cupboard housing the hot water cylinder and cold water tank enclosed by double doors.

BEDROOM 4 **4.10 x 3.73**

Front facing velux window, radiator, television and telephone points. Fitted carpet and 2 ceiling spot lights.

OUTSIDE

A gravelled "U" shaped driveway with in and out access has been formed for easy access.

OUTBUILDINGS

STEADING/WORKSHOP **26.54 x 6.44 (87'1" x 21'1")**

With double sliding doors to one gable end. Off the steading is the HAY LOFT and GARAGE with open front.

CATTLE COURT **15.81 x 10.14 (51'10" x 33'3")**

Concrete block construction with corrugated asbestos roof. This has a side feed pass and double sliding doors on one elevation together with electric light and power.

PADDOCK

A small paddock lies to the east of the property immediately to the east side of the access road to Raffanshaugh and extends to approximately 1.33 acres.

GARDEN

There is a large garden area surrounding the house mainly laid to lawn with mature trees. There is a small area of enclosed gravelled garden ground to the front with central pathway and wrought iron gate with "Little Cushnie" on it.

INCLUDED IN THE PRICE

The floor coverings, carpets and curtains throughout are included in the sale.

VIEWING

By contacting the Banff Office on 01261 818883

EMAIL

banff.property@stewartwatson.co.uk

ENTRY

By arrangement.

SERVICES

Mains electricity and telephone connections. There is a metered mains water supply with drainage to a septic tank within the boundaries of the property.

COUNCIL TAX

This property is currently Banded C for Council Tax purposes.

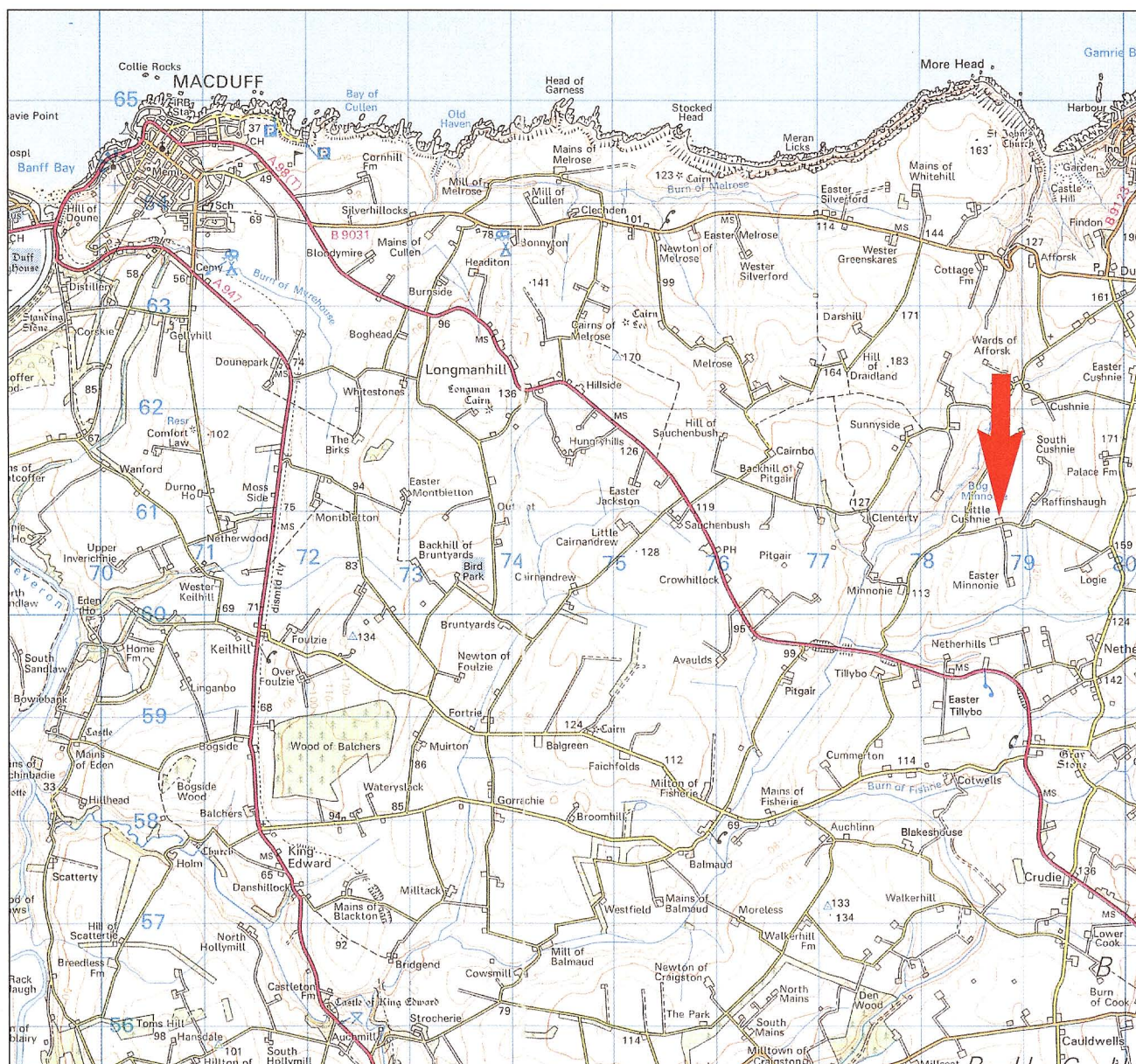
LOCATION

The property is attractively located approximately 7 miles from Macduff and 8 miles from Turriff. Primary schooling is available at the nearby Bracoden Primary School with secondary schooling at Banff. School transport is provided. It is also understood that schooling may be provided at Crudie School with school transport provided. There is a filling station/shop at Netherbrae. The towns of Banff, Macduff and Turriff all provide excellent shopping, leisure and recreational facilities. There is fishing available on the River Deveron and several good Golf Courses within easy reach. Aberdeen is within commuting distance and provides a main railway station and airport.

DIRECTIONS

From Banff – Take the Banff/Fraserburgh Road (A98T) for approximately 5 miles and take a left turn signposted "Minnonie". Take the first right to find Little Cushnie the first property on the left hand side.

LITTLE CUSHNIE, GAMRIE, BANFFSHIRE



POSTCODE:

AB45 3HQ

FREE VALUATION – We are pleased to offer a free and without obligation, valuation of your own property. Contact the Property Department at any of our offices

REFERENCE:

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NEXT STEP – To obtain **FREE INDEPENDENT MORTGAGE ADVICE**, telephone Iain Grant at Youngson Insurance Consultants on 0845 345 5035.



(Youngson Insurance Consultants are an Associate Company of Stewart & Watson).

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