



63 Invergarry Park | St. Cyrus | DD10 0BU

Offers Over £240,000

T. DUNCAN & CO.
Solicitors • Estate Agents





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Nestled in a quiet cul-de-sac in the beautiful coastal village of St. Cyrus we offer you this four-bedroom bungalow. Offering spacious living for a growing family or an opportunity for someone looking for the quite village living. Located within walking distance from a variety of amenities including the local shop with post office, hotel, local primary school, and nursery.

Comprising of four bedrooms, lounge with log burner, two bathrooms, kitchen/dining room, and conservatory. The outside space for this property includes a driveway with parking for several cars, garage with power door and gardens to the front and rear. The property also benefits from double glazing and LPG heating.

- Detached villa
- Master bedroom: 20'5 x 9'6 (6.24m x 2.92m)
- Ensuite: 7'7 x 6'7 (2.37m x 2.05m)
- Family bathroom: 9'5 x 5'8 (2.90m x 1.76m)
- Bedroom 2: 13'5 x 11'8 (4.12m x 3.60m)
- Lounge: 16'7 x 13'7 (5.09m x 4.19m)
- Bedroom 3/Study: 10'7 x 7'3 (3.27m x 2.22m)
- Bedroom 4: 11'4 x 13'4 (3.49m x 4.10m)
- Dining Room: 7'5 x 9'5 (2.29m x 2.91m)
- Kitchen: 15'7 x 10'8 (4.48m x 3.28m)
- Conservatory: 10'2 x 9'9 (3.12m x 3.02m)
- Front and rear gardens
- Garage with Driveway.
- Shed and 2 Greenhouses



Entrance Hallway: Storage cupboard with window overlooking the front garden, front facing window, loft hatch and a further two storage cupboards with one housing the fuse box.

Master Bedroom: Rear facing with window overlooking the garden, fitted wardrobes with mirror sliding doors, shelved with hanging rails, and radiator.

Ensuite Shower room: Comprising of shower cubicle with electric shower, toilet and sink, window, two mounted vanity cupboards, panelled radiator and tiled to two and a half walls.

Family bathroom: Comprising of four-piece suite with tiled shower cubicle, sink with vanity mirror above, toilet and bath, tiled to two walls, panel radiator and Velux window.

Bedroom 2: Front facing with window overlooking front garden, two fitted wardrobes; one with shelved and hanging rail and the other with hanging rail only.

Lounge: Bright spacious room overlooking front garden and driveway, featuring a log burner stove set on marble hearth with tile surround.

Bedroom 3: Side facing with window overlooking the driveway and radiator.

Bedroom 4: Rear facing with fitted double wardrobe with shelf and hanging rail and radiator.





Kitchen: Fitted to base & wall units incorporating a 1½ black ceramic sink with mixer tap, coordinating work tops, tiled splash backs, Hotpoint double oven, gas hob, under counter space for dishwasher, fridge and washing machine, gas boiler. Flooded with natural light making the kitchen a nice bright space. Double glazed uPVC door leading to the rear garden.

Dining Room: Accessed from the hallway and kitchen this room also leads to the conservatory and there are two radiators.

Conservatory: Double glazed with two radiators, laminate flooring, poly carbonate roof with door leading to the garden.





Outside: The front garden is laid to stones and slabs with mature shrubs. The driveway has space for parking multiple cars leading to the garage with electric door and power and light.

The rear garden is laid to grass and slabs with mature shrubs, greenhouse, lean to greenhouse to the rear of the garage, raised flower beds, giving the purchaser of this home the perfect opportunity to grow their own vegetables in the greenhouses and raised beds. Wooden shed, LPG tank, wood store and outside tap



Services: LPG Central Heating & Double Glazing

Fixtures & Fittings: Carpets, blinds & light fittings incl.

Local Authority: Aberdeenshire Council

Council Tax Band: E

Post Code: DD10 0BU

Home Report: Contact our Property department if you wish us to e-mail a copy of the Report free of charge or to send the URL for you to download

Viewing: By arrangement through agent



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