



Castlebrae, Aberchirder, Huntly, AB54 7PU
£165,000 offers over

Property summary

We are delighted to offer for sale this 2/3 bedroom farmhouse located in a rural area just outside of Aberchirder. The property comprises lounge, kitchen, dining/family room, 2 bedrooms, bedroom 3/office, bathroom, utility, storage room, front and side garden, driveway and outbuildings.

This property is in need of modernisation and would make an ideal family home boasting surrounding country side views. Additional land may be available by separate negotiation.

Aberchirder is centrally situated between the towns of Banff, Turriff and Huntly. It has a small range of local shops. Aberdeen is approx. 45 miles to the south-east.

Viewing is recommended to appreciate this property.

Council Tax Band: C EPC Band: F

Full details

Entry

Entry is gained via a glazed exterior front door leading into the hall giving access to the dining/family room, built in cupboard, staircase and lounge.

Lounge/Dining Room (2.70m x 5.08m) (8.85ft x 16.67ft) approx.

The room has been stripped back to the studs in preparation for redecoration. A front facing window overlooks the front garden.

Type: Detached House

Availability: For Sale

Bedrooms: 2

Bathrooms: 1

Reception Rooms: 2

Parking: Driveway, Off Road Parking

Outside Space: Front Garden

Council Tax Band: C

Country Views:

2/3 Bedrooms:

Additional land available by negotiation:

Kitchen (2.60m x 3.82m) (8.53ft x 12.53ft) approx.

The kitchen has ample base and wall units and features space for white goods and a sink with mixer tap and drainer. A rear facing window overlooks the rear of the property.

Rear Hall

An exterior door leads out to the driveway area at the rear of the property. The hall provides access to the lounge, utility room, bathroom and staircase leading to bedroom 3/office.

Utility Room (1.72m x 2.42m) (5.64ft x 7.94ft) approx.

The utility has a base unit for storage and a side facing window providing natural light

Bathroom (2.36m x 2.68m) (7.74ft x 8.79ft) approx.

The bathroom consists of a 3 piece suite of W/C, basin sink and bath. A rear facing opaque window provides natural light.

First Floor

The landing gives access to both bedrooms 1 & 2 and the large storage room. A front facing ceiling window provides natural light.

Bedroom 1 (3.40m x 4.14m) (11.15ft x 13.58ft) approx.

A front facing window overlooks the country side views.

Storage Room (1.72m x 3.00m) (5.64ft x 9.84ft) approx.

The storage room provides ample additional storage. A rear ceiling window provides natural light.

Bedroom 2 (3.33m x 4.15m) (10.92ft x 13.61ft) approx.

A front facing window overlooks the country side views.

Outside

There is a small contained garden at the front of the property which can be accessed by the driveway. A large mainly laid to lawn garden is located at the side of the property and is fully enclosed by a small fence.

The driveway goes to the rear of the property and provides ample space for parking multiple vehicles. Access to the outbuildings can be gained.

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Council Tax Band: C

Country Views:

2/3 Bedrooms:

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GROUND FLOOR



1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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