



Castlebrae, Aberchirder, Huntly, AB54 7PU  
£165,000 under offer

## Property summary

We are delighted to offer for sale this 2/3 bedroom farmhouse located in a rural, quiet area just outside of Aberchirder. The property comprises lounge, kitchen, dining/family room, 2 bedrooms, bedroom 3/office, bathroom, utility, storage room, approx. 10 acres of land, driveway and outbuildings.

This property is in need of modernisation and would make an ideal family home boasting surrounding country side views. The property is situated on a quiet road with no near neighbours.

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.

---

**Type:** Detached House, House With Land

---

**Availability:** Under Offer

---

**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:**

---

**10 Acres of Land:**

---

**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.

**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.

---

**Type:** Detached House, House With Land

---

**Availability:** Under Offer

---

**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:**

---

**10 Acres of Land:**

---

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

10 Acres of Land included in the sale. We advise to view the property and speak to the sellers for more information regarding this.

---

**Type:** Detached House, House With Land

---

**Availability:** Under Offer

---

**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:**

---

**10 Acres of Land:**

---









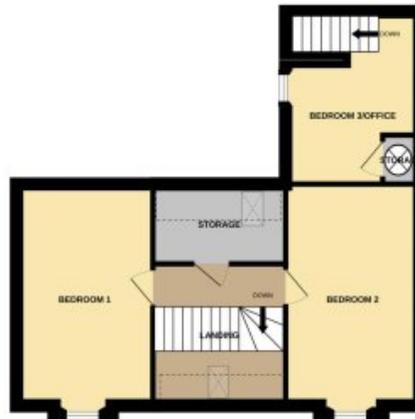




GROUND FLOOR



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.  
Made with Metropix 52025

## Why choose Grant Smith Law Practice

Grant Smith Law has offices in Aberdeen, Turriff, Elgin, Banff, and Buckie. Whether you are looking for a well-appointed apartment in Aberdeen or a country property in Aberdeenshire, Banffshire, or Moray, we are ideally placed to help.

Looking for your next home in the North East? Whether you want a town house in Aberdeen or a country property in Aberdeenshire, Banffshire, or Moray, we can help. With offices in Aberdeen, Turriff, Elgin, Banff, and Buckie, we know the local market and guide you from first viewing to completion.

---

Trusted since 1993

---

Property specialists

---

Local to you

---

Plain speaking

---

Experts who listen

---

Full legal service

---

## Get in touch

To arrange a viewing or discuss your property, get in touch with us today.

### Call us

Aberdeen: 01224 621620

Turriff: 01888 562245

Banff: 01261 815678

Banff Meeting Rooms: 01261 815678

Buckie: 01542 831307

Elgin: 01343 544466

### Follow us

Facebook

LinkedIn

### Visit our website

[www.grantsmithlaw.co.uk](http://www.grantsmithlaw.co.uk)