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LAW PRACTICE

Mossie, Meikle Wattle, Inverurie, AB51 5AU
£270,000 offers over

Property summary

Mossie is a charming family home situated on the B9001, surrounded by open countryside with uninterrupted views of Bennachie, Glens of Foundland and Tillymorgan from the rear 1 acre paddock. The location is ideal for those seeking a peaceful rural setting, while remaining close to the local primary school in Rothienorman Daviot and Rayne North and just 7 miles from Inverurie. The 3/4 bedroom home provides excellent family accommodation, with the added benefit of a large agricultural shed and 1 acre paddock, which offers potential to run a small business or small holding. Viewing is essential to fully appreciate the lovely setting and the opportunities the home and land provide.

Currently, the property is accessed from the rear, however access from the road could be easily reinstated. A shared track from the B9001 leads to the main gate at Mossie, providing secure access to the property, large parking area and fenced paddock. A second gate provides access to the house via a securely fenced garden where the countryside views can also be appreciated. The property is accessed via French doors into the open-plan lounge and sunroom. This large, multifunctional space provides ample room for a dining set, and two further sets of French doors open into the south facing part of the garden. The room is finished with spotlights and a wooden floor. The lounge provides access to both the kitchen and the hall.

Full details

The kitchen is fitted with a range of base and wall-mounted units with contrasting worktop and upstands. Integrated appliances include an electric oven and hob with cooker hood and extractor above. A 1 ½ stainless steel sink with mixer tap is positioned under a double window overlooking the garden. The floor is finished in laminate. The kitchen also houses the boiler (within a cupboard) and has a large open pantry that functions as a utility area, with plumbing for a washing machine. The pantry includes shelving and a tiled floor.

The carpeted hall provides access to the ground floor bedroom, sitting room/bedroom 4, the family bathroom, the staircase to the first floor, and a uPVC glazed door leading to the front of the property.

The ground-floor double bedroom is decorated in neutral tones and features a fitted carpet and a window with a deep display sill overlooking the front garden. Bedroom 4 is currently used as a sitting room and features a window with a deep display sill overlooking the rear garden. An alcove provides an ideal spot for a TV, and the room is finished with a fitted carpet.

The family bathroom, located between these two rooms, is fitted with a white three-piece suite comprising a WC, a hand basin atop a vanity unit, and a bath with an electric shower overhead.

Type: House

Availability: For Sale

Bedrooms: 4

Bathrooms: 2

Reception Rooms: 2

Parking: Driveway

Outside Space: Rear Garden, South Facing Garden

Council Tax Band: E

The bathroom features tiling around the bath, a tiled floor, a frosted window with display sill overlooking the side, a wall-mounted mirrored medicine cabinet, and standard bathroom accessories.

The first floor is accessed from the hall via a carpeted staircase leading to a landing with a window overlooking the rear garden, paddock and open countryside. The landing provides access to bedrooms 1 & 2, and the shower room.

Bedroom 2 is a dual-aspect room with a window to the rear and a Velux window to the side. It includes built-in shelved cupboards. Bedroom 3 has a Velux window to the front and an open wardrobe with a hanging rail and shelving. Both bedrooms are fitted with carpets. The shower room has a rear-facing window and is fitted with a WC, hand basin, and a shower cubicle with a mains shower. The room is finished with the standard accessories and vinyl flooring.

Garden, Shed & Paddock

Mossie sits on a generous plot with areas of garden laid to lawn, stone chips, patio, mature planting, trees, hedging and a large 1 acre paddock. The garden is divided into two areas, one to the northwest accessed via a metal gate with Aberdeen granite pillars and a separate south facing area which has an established beech hedge and access the large shed. The large agricultural shed benefits from power and light. Within the plot is a parking area for several vehicles.

Lounge	6.60m x 5.60m	Bedroom 2	4.40m x 2.95m
Kitchen	3.60m x 3.00m	Bedroom 3	2.75m x 2.60m
Pantry	2.00m x 0.85m	Shower Room	1.90m x 1.65m
Hall	4.85m x 0.95m		
Bedroom 1	3.75m x 3.30m	Shed	8.70m x 5.80m
Sitting Room/Bed4	3.75m x 3.30m		
Bathroom	2.70m x 2.00m		

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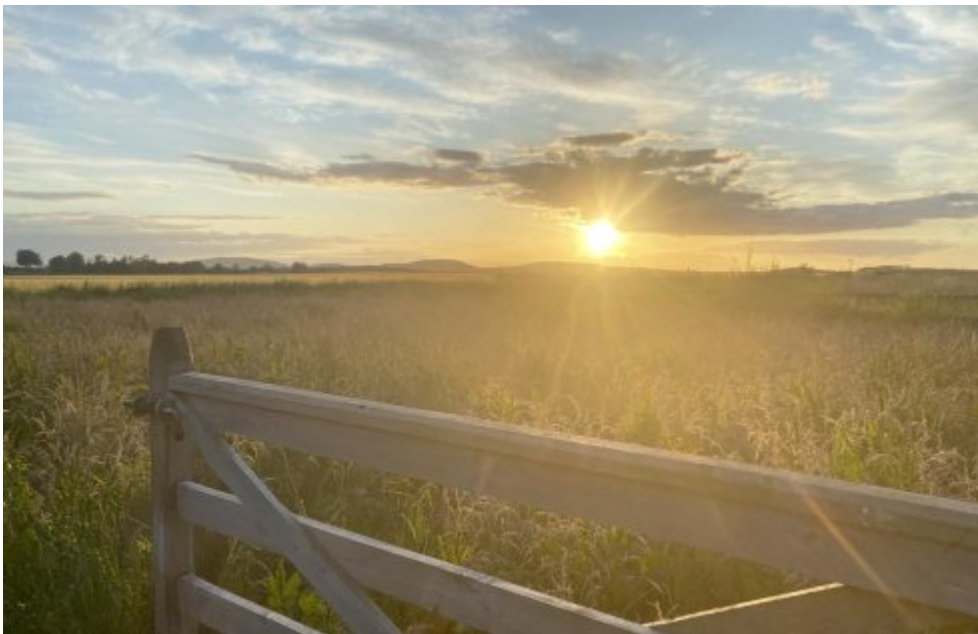






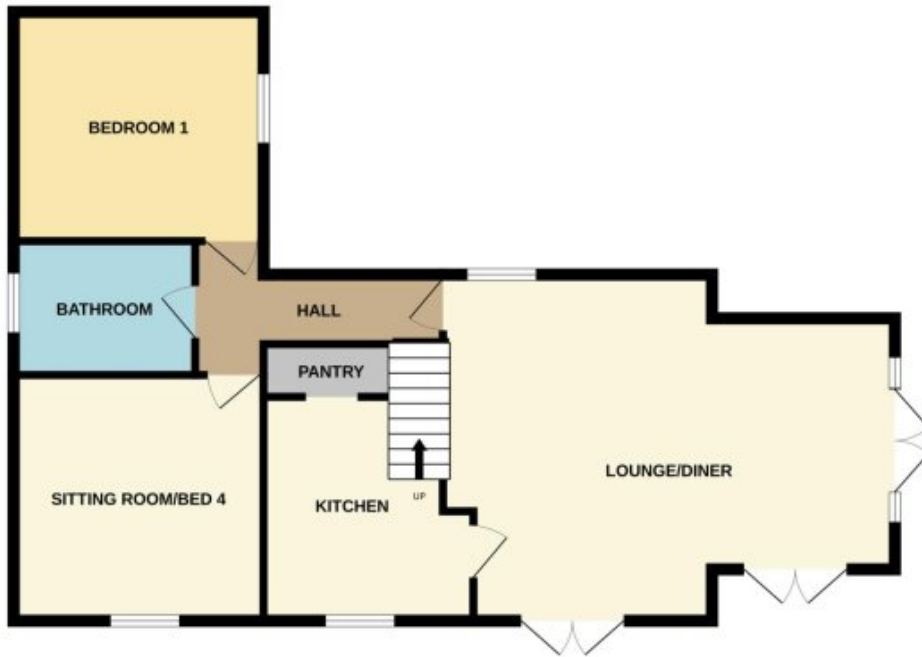








GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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