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32 Main Street
ABERCHIRDER, ABERDEENSHIRE, AB54 7SY



THE LOCATION

Aberchirder, Aberdeenshire

Aberchirder is located on the A97 Huntly to Banff road, historically & locally know as “Foggie” or “Foggieloaan” provides all the local amenities one would expect pre-school & primary schooling, local shop, post office, butcher, a pub with restaurant, library and several churches. Locally there is a fantastic array of sporting activities available, fishing for salmon and trout on the River Deveron, horse riding, and mountain bike trails. There is also a multitude of golf courses a short drive from the property. The country town of Turriff is also conveniently located approximately 7 miles to the east and provides excellent secondary and higher education. It boasts numerous leisure facilities including a leisure centre and swimming pool. Within Turriff, there is an abundance of local amenities including banking facilities, restaurants, cafés, pubs, hotels, local shops and a major supermarket. Easy access to the A97/A96 gives direct routing to Aberdeen, approximately 42 miles to the East with the city offering excellent rail and bus service, with national and international flights being provided by Aberdeen Dyce Airport.



32 MAIN STREET

Aberchirder, Aberdeenshire

“KUWN” 32 Main Street is a fantastic semi-detached dwelling situated in the popular picturesque, quaint and quiet village of Aberchirder.

Offering spacious living accommodation over three floors, during their tenure, the present owners have continuously renovated, modernized and upgraded to a very high standard. Presented to the market with generous room sizes a fresh neutral colour scheme and further benefiting from full double glazing and oil fired central heating. This spacious property with its peaceful location will make a fantastic family home; to fully appreciate all that is on offer this is a must view property.

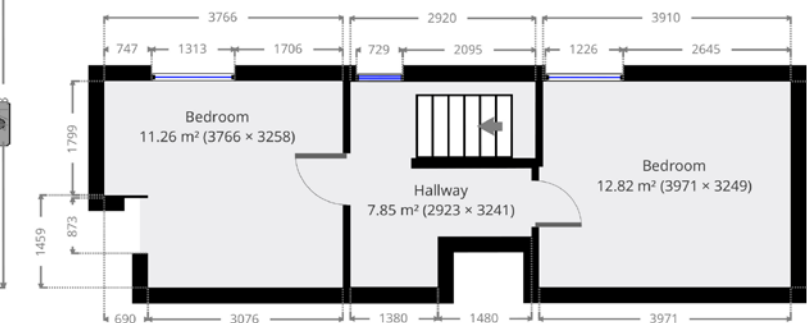
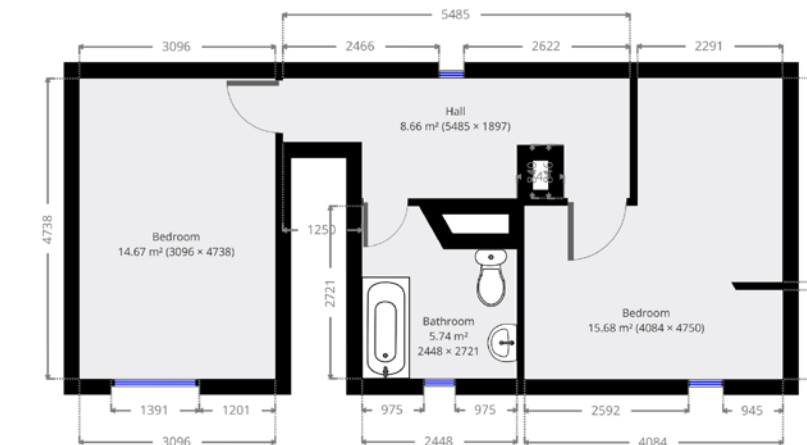
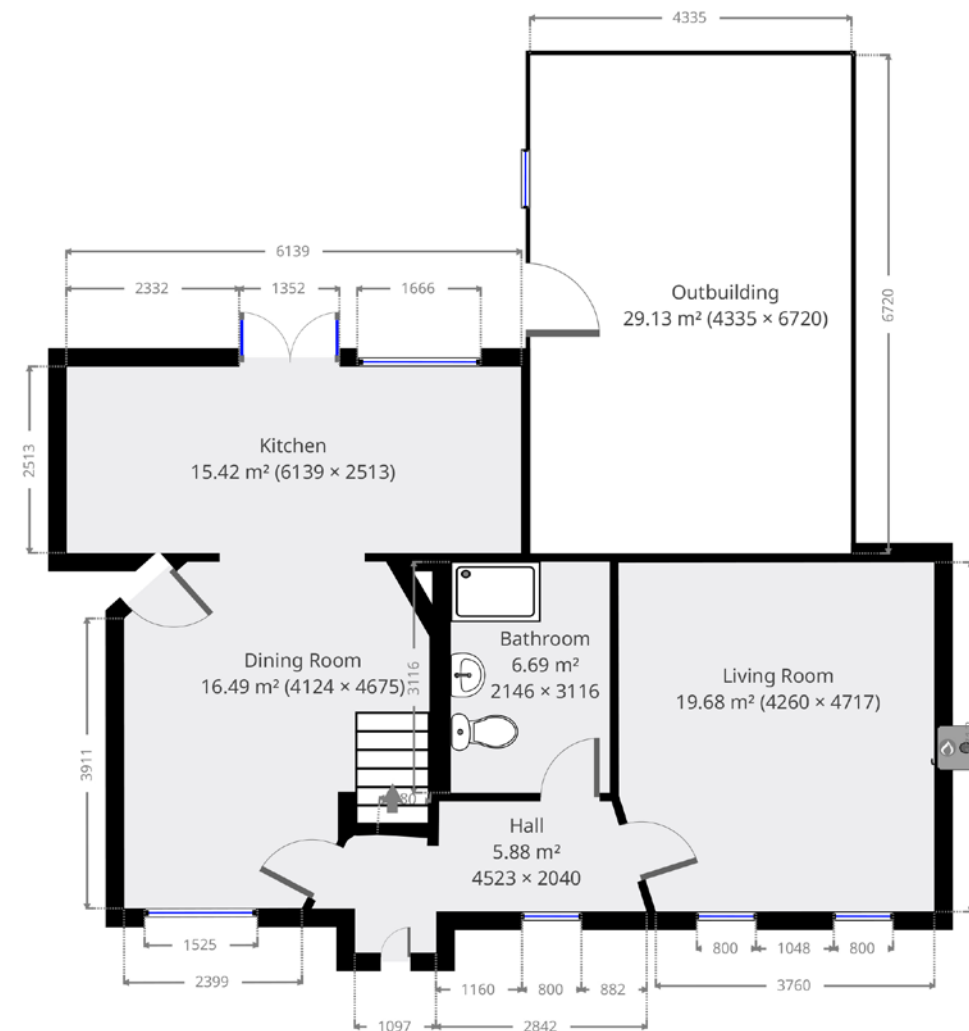
The property comprises of an entrance hall, spacious lounge with multi-fuel stove, dining /family room which is open plan to the modern kitchen, fitted with multiple wall and base mounted units with contrasting worktops and some integrated appliances, French doors allow access to the rear garden, a spacious family shower room completes this floor, a carpeted staircase to the first-floor landing where there is room for a small office area, a centrally located bathroom with two double bedrooms. The second floor comprises of a further two double bedrooms. In addition, there are ample storage cupboards throughout the property.



LOUNGE
KITCHEN & DINING



BEDROOMS & BATHROOMS



On street free parking is available immediately in front of the property, the substantial walled rear garden is laid mostly to lawn with borders containing a scattering of plants, shrubs seasonal flowers and mature trees, with its high boundary wall on three sides it provides a safe and secure environment for children and pets alike. A stone patio area from the

kitchen is ideal for alfresco dining outdoor entertaining and enjoying the sun.

Adjacent to the property is a large stone outbuilding that adds huge potential to the property a fantastic addition as a craft/hobby workshop or potential further accommodation once all relevant planning was applied for and works completed.




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