

Hillhead of Tollo

FORTRIE, TURRIFF, AB53 4HT



*FIVE-BEDROOM DETACHED HOUSE WITH
U-SHAPED STEADING*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk





McEwan Fraser Legal is delighted to present a large five-bedroom detached house with U-shaped steading and purpose-built Dog Kennels. The property sits in a tranquil rural setting near Fortrie, Turriff. The first thing that strikes you about Hillhead of Tollo, is the versatility and scale of this property. Not only is it a large family home, but it could comfortably accommodate a secondary business or work from home space.

Entering the property on the ground floor, you have the main bedroom with its en-suite with a double shower and walk-in dresser. Continuing anti-clockwise is a further shower room that is accessed from the hall. Next is a large kitchen/diner with a central island & breakfast bar. The kitchen has an integrated dishwasher, double oven & microwave. Leaving the kitchen is a further double bedroom (no storage) and the family lounge with two large Velux windows allowing the light to flood the lounge. Beyond the lounge is the gym area, complete with a wood burner and laminate flooring. From the gym, you have two options climb the stairs to a double bedroom, or you can continue through to the business area. The business area comprises a large utility room. The Kennels (seven) facility, which has a former office area (not photographed) and a shower room, complete the ground floor.



the lounge





kitchen/diner





bedroom 3





gym & heating system





shower room





bedroom 2





Upstairs is split over two separate upstairs areas accessed via separate staircases (the first previously described is accessed from the gym. The second staircase is by the front door; you access a landing and two further double bedrooms.

Gardens and grounds: There is a drive capable of holding three cars and a parking layby (one car) to the front. The main garden area is a beautiful courtyard space formed by the steading, creating an inner garden with several raised beds and a patio area. To the rear of the property are the purpose-built kennels (seven kennels), which will require some refurbishments but would not require too much effort to resurrect them into their original role. There is also a small portion of garden to the rear which remains undeveloped.

To appreciate this fantastic property's scale, value, and potential will require you to view the property for yourself.



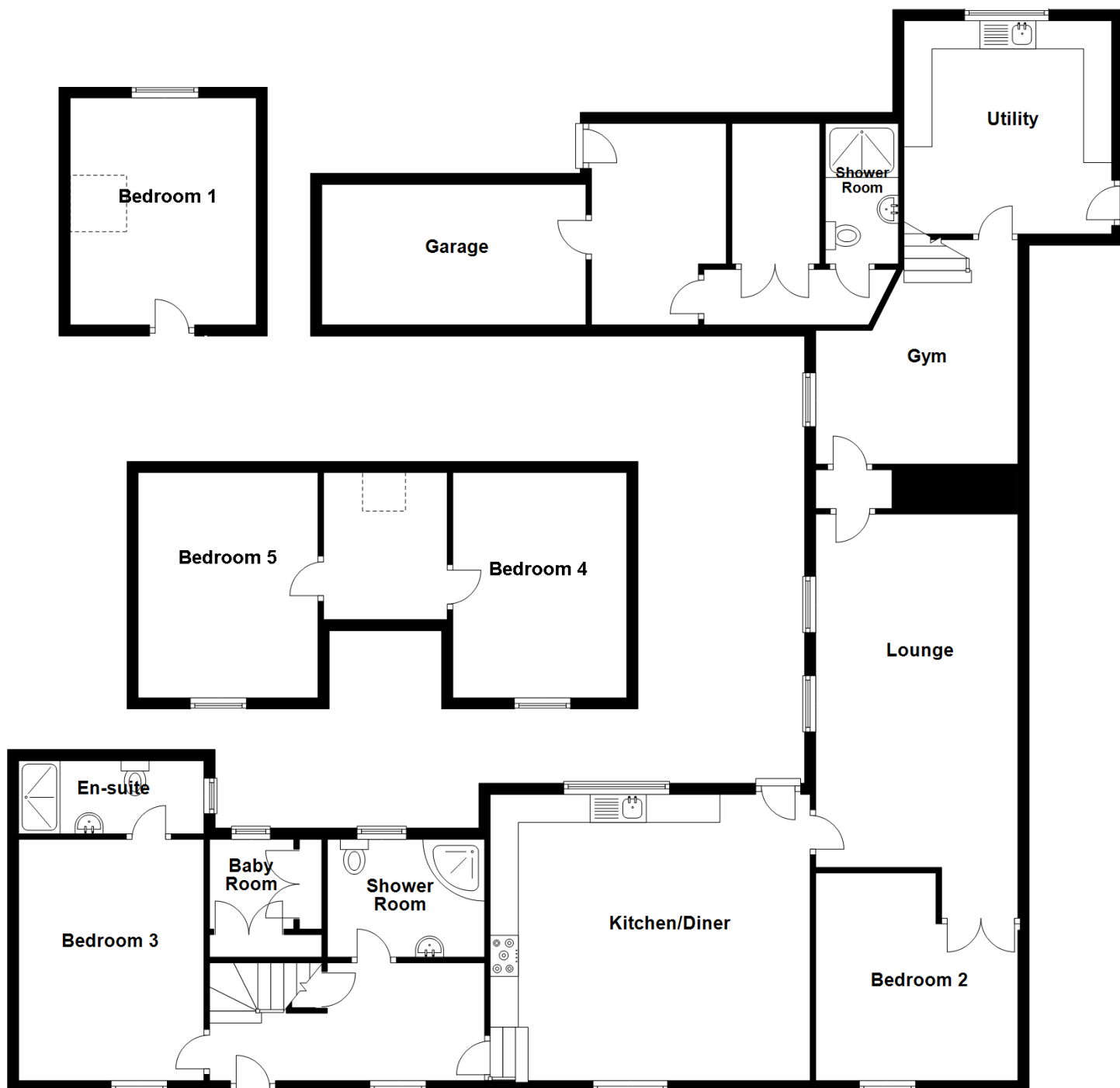
bedroom 1





bedroom 4





Approximate Dimensions
(Taken from the widest point)

Shower Room	2.80m (9'2") x 1.90m (6'3")
Shower Room	2.50m (8'2") x 1.30m (4'3")
Utility	3.80m (12'6") x 3.70m (12'2")

GROUND FLOOR

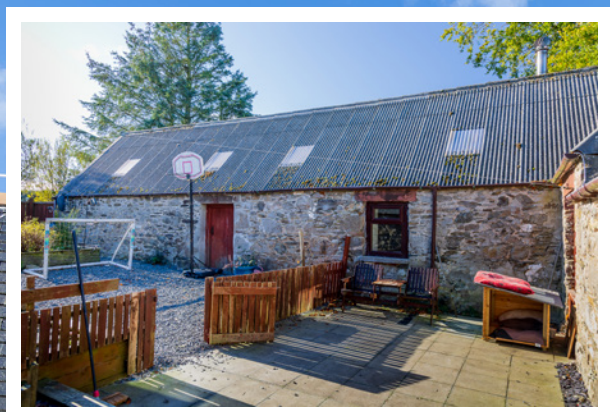
Lounge	7.20m (23'7") x 3.70m (12'2")
Kitchen/Diner	5.70m (18'8") x 5.10m (16'9")
Bedroom 3	4.30m (14'1") x 3.30m (10'10")
En-suite	3.10m (10'2") x 1.30m (4'3")
Baby Room	2.00m (6'7") x 1.60m (5'3")
Bedroom 2	3.70m (12'2") x 3.60m (11'10")
Gym	4.00m (13'1") x 3.60m (11'10")

FIRST FLOOR

Bedroom 1	3.90m (12'10") x 3.30m (10'10")
Bedroom 4	4.00m (13'1") x 3.10m (10'2")
Bedroom 5	4.00m (13'1") x 3.20m (10'6")

Gross internal floor area (m²): 188m²

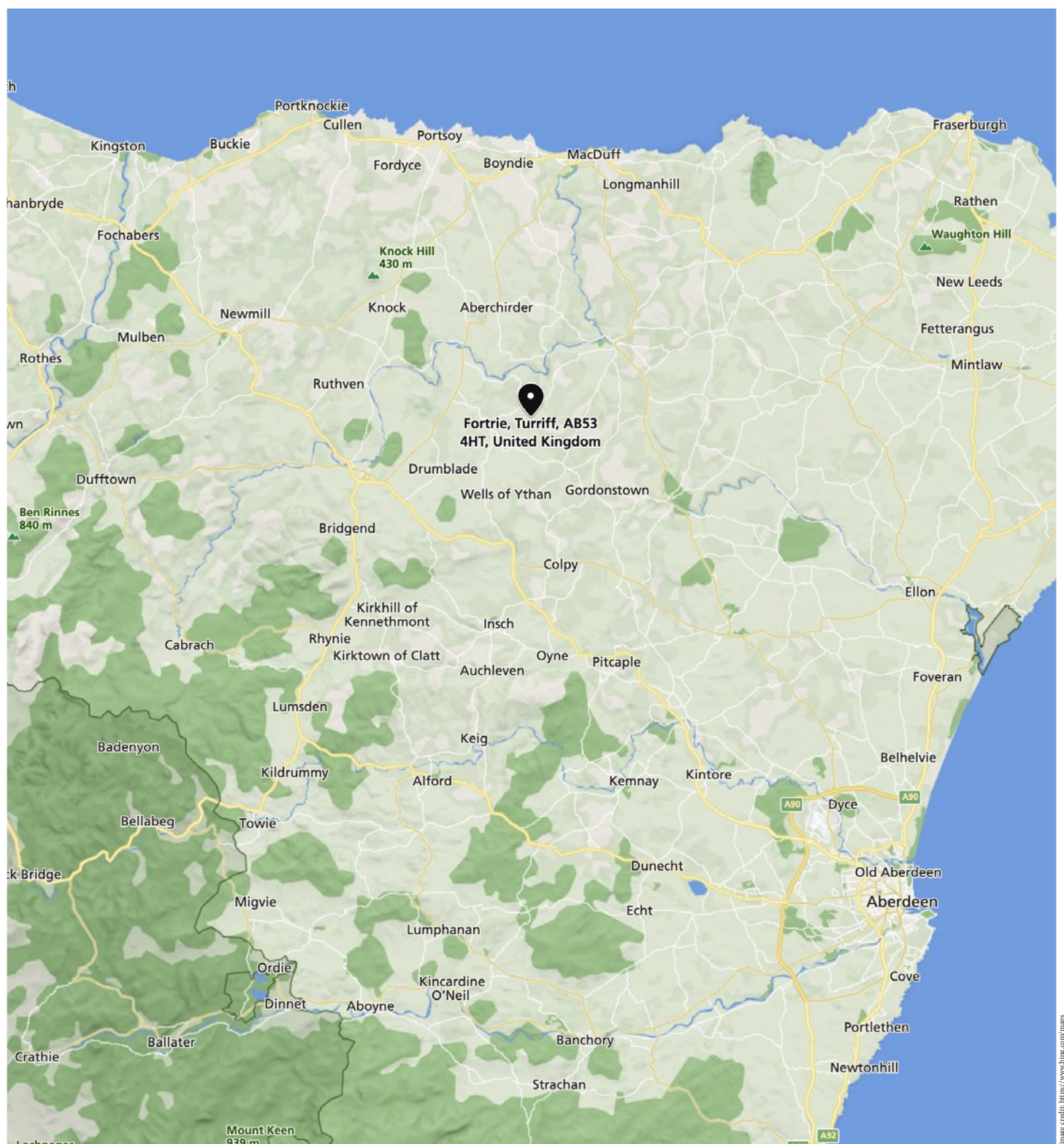
EPC Rating: F





Hillhead of Tollo is located in a tranquil rural location close to the hamlet of Fortrie, equidistant from the historic country towns of Aberchider and Turriff 6 miles away. Several main arterial routes are close by, making for an easy commute to Aberdeen and Inverness. The property is close to the famous Castle and Malt Whisky trails.

Forgue Primary is nearby, with the larger towns of Turriff and Aberchirder offering a variety of services ranging from primary and secondary schools, a multitude of local shops, health centres, post offices, supermarkets, restaurants, cafes and pubs, all of which add to the appeal of this area. The local and surrounding countryside offers an array of sporting pursuits to suit all ages, including karting, clay pigeon shooting, pony trekking and mountain biking. The Rivers Deveron and Spey are a short drive away, well-known for their salmon and trout fishing. The nearby Cairngorm Mountains National Park provides hill walking, skiing, and eco-tourism opportunities, while Huntly boasts the UK's only purpose-designed Nordic Ski Centre. There is a choice of excellent golf courses in Turriff and Huntly.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk



Text and description
SCOTT MARSHALL
Surveyor



Layout graphics and design
ALAN SUTHERLAND
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.