

# Gardenside Cottage

KIRKNEY, GARTLY, ABERDEENSHIRE, AB54 4QD



*Huge opportunity to purchase a single storey dwelling, paddocks and outbuildings*



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Gardenside Cottage is located in the rural hamlet of Kirkney, a small scattering of properties some of which are very impressive, less than a mile from the village of Gartly west of the A97 and approximately 5 miles south of the historic town of Huntly. This is a fantastic opportunity to purchase a small bungalow with various out-builds and associated paddocks of up to approximately  $\frac{3}{4}$  of an acre. Suitable for development due to the existence of prior house ruins, or a variety of other uses including horticulture, horses or livestock. The cottage and outbuildings are in relatively good condition but will require a full renovation. There is water light and oil fired central heating in the cottage with power and light in the main outbuilding.

# THE LOUNGE



A fantastic opportunity to renovate, extend or build a new dwelling (if the relevant planning was granted for a new dwelling) in a stunning rural location.



# THE KITCHEN





# BEDROOM 1





# BEDROOM 2 & 3





# THE BATHROOM





The garden grounds and paddocks are fenced and gated with borders containing a wealth of mature shrubs, plants and seasonal flowers with sporadic planting of mature trees.

The property is serviced with mains electricity and water supply, with a septic tank and soak away and an oil-fired central heating system.

# THE GARDEN & LAND









# FLOOR PLAN, DIMENSIONS & MAP

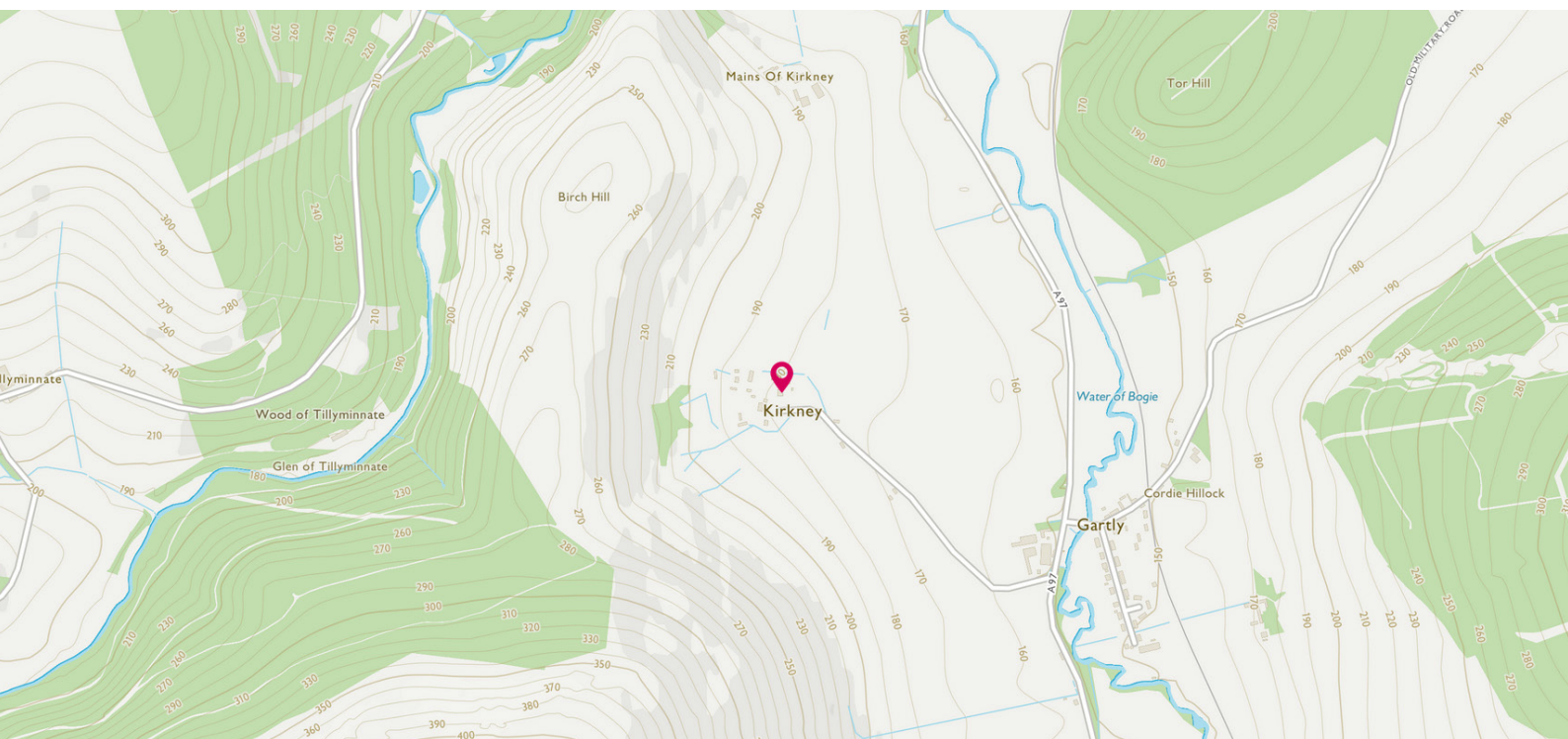


Approximate Dimensions (Taken from the widest point)

Lounge	4.20m (13'9") x 3.80m (12'6")
Kitchen	4.20m (13'9") x 4.00m (13'1")
Bedroom 1	3.80m (12'6") x 3.50m (11'6")
Bedroom 2	3.10m (10'2") x 2.30m (7'7")

Bedroom 3	3.10m (10'2") x 1.40m (4'7")
Bathroom	3.10m (10'2") x 1.90m (6'3")
Porch	2.40m (7'11") x 1.70m (5'7")
Garage	9.10m (29'10") x 3.40m (11'2")

Gross internal floor area (m<sup>2</sup>): 76m<sup>2</sup> | EPC Rating: E





# THE LOCATION

Huntly is a long-established and prosperous Scottish market town on the main A96 road approximately 39 miles from Aberdeen and 59 miles from Inverness. It is within easy commuting distance with great mainline rail and other public transport networks. The town has a visible history with lovely traditional architecture.







The local area is a big attraction for hikers, explorers and other tourists thanks to its position on the world-famous Speyside Whisky Trail and Castle Trail as well as its own historical charm.

Locally there are numerous sporting activities. Fishing is a very popular pastime on the nearby rivers of Deveron and Bogie which are renowned for salmon and trout. Huntly and the surrounding area also have great hiking and cycling trails. The town is also the starting point for the famous Highland Horseback trail - a 200 mile horseback riding route; you also have a swimming pool with skiing at the Nordic Ski Centre. National Trust sites are nearby and are a popular tourist centre during the summer months, giving easy access to the Grampians, Cairngorms, Royal Deeside, Strathdon and the Moray Firth.

Within the town, there is a good selection of conveniences with a community hospital highly regarded primary and secondary schooling a choice of major supermarkets as well as small bakeries, butchers and grocers with a good selection of useful stores, pubs, restaurants, cafes, delicatessens and other places to eat and drink.



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