

The Bothy Greens

NEW DEER, TURRIFF, AB53 6YB



Architecturally designed and built to the highest of specifications. Rural location with country views, close to village locations and country towns.



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McEwan Fraser Legal is delighted to offer to the market this 4-bedroom detached dwelling. The Bothy has been architecturally designed and built to the highest of specifications by professional trade persons, with workmanship evident at every turn. Offering spacious and versatile living accommodations over two floors, it is presented to the market in an immaculate walk-in condition.

Further benefitting from a multitude of stylish fittings and finishing's immaculate fresh neutral decor, full double glazing and LPG-fired central heating. This substantial property with its stunning location and gardens will make a superb family home with room to grow or would suit the professional or recently retired. Early viewing is a must and is highly recommended you will not be disappointed.

THE LOUNGE



The accommodation comprises a porch from the side of the property leading to the hall and all accommodation and a spacious open plan lounge with cathedral-style ceiling fitted with ground-to-ceiling windows which flood this area with natural light. A modern wood-burning stove adds a touch of grandeur.

THE KITCHEN/DINER



The lounge is open plan to the dining area and the fantastic kitchen which is fitted with multiple wall and base mounted units and superior integrated and standalone appliances.

There are a total of two double bedrooms on the ground floor and a very modern and stylish family bathroom with a separate shower cubicle.

The utility room with guest WC and door to the rear garden completes the ground floor accommodation.



THE UTILITY



BEDROOM 3

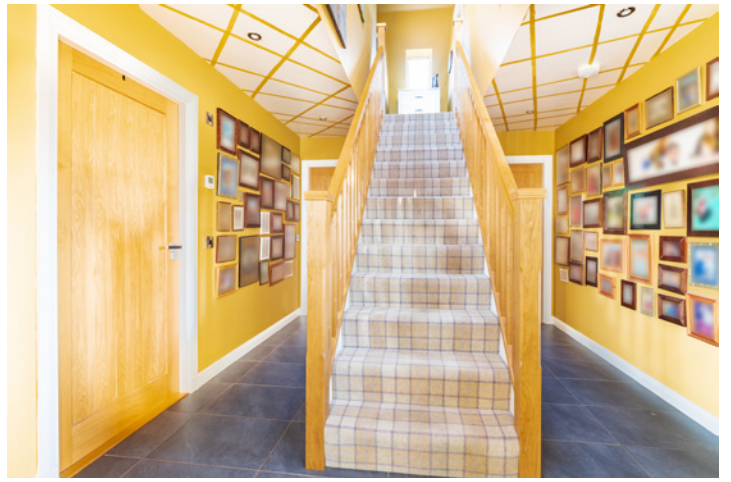


BEDROOM 4



THE BATHROOM



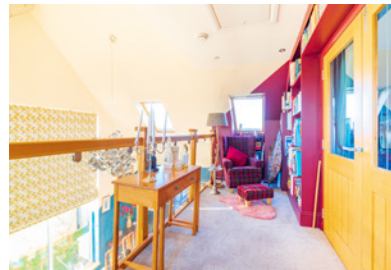


A centrally located staircase leads to the spacious landing where there is the master bedroom with double doors leading onto the mezzanine floor currently set as a reading area that overlooks the family area. A further double bedroom currently used as a home office and a centrally located Jack and Jill shower room complete the upper floor.

THE SHOWER ROOM



BEDROOM 1



BEDROOM 2



The private tree-lined driveway leads to the side of the property where there is plentiful parking immediately to the side of the property. A stone path leads the porch and around the property with borders containing a multitude of young trees and various shrubs and plants. A fantastic decked patio area accessed from the garden or through patio doors is perfect for alfresco dining and entertaining. The gardens are gated and provide a secure environment for children and pets alike.

To the rear of the property, a large garden which is currently laid to stone chips has planning approved for the erection of a double garage with an upper level. The garden shed will remain, a recently required ISO container is by separate negotiation.

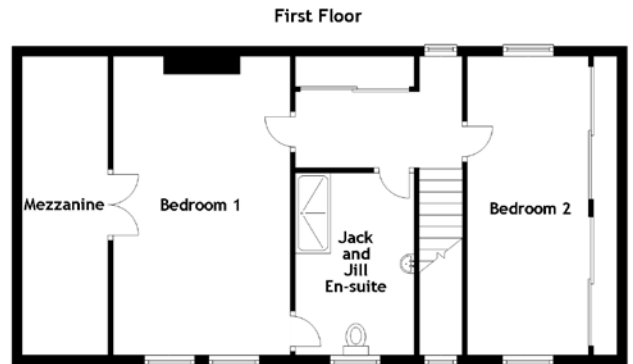
The property is serviced with mains electricity, and mains water drains consisting of a septic tank to a soak away, with LPG-fired central heating throughout. Please note, a further bespoke heating system is provided to the hamlet of four houses via a large wood-burning system which is maintained and supplied at a cost of £95 per month and provides an eco-friendly service at a fraction of other heating systems.

EXTERNALS & VIEW





FLOOR PLAN, DIMENSIONS & MAP



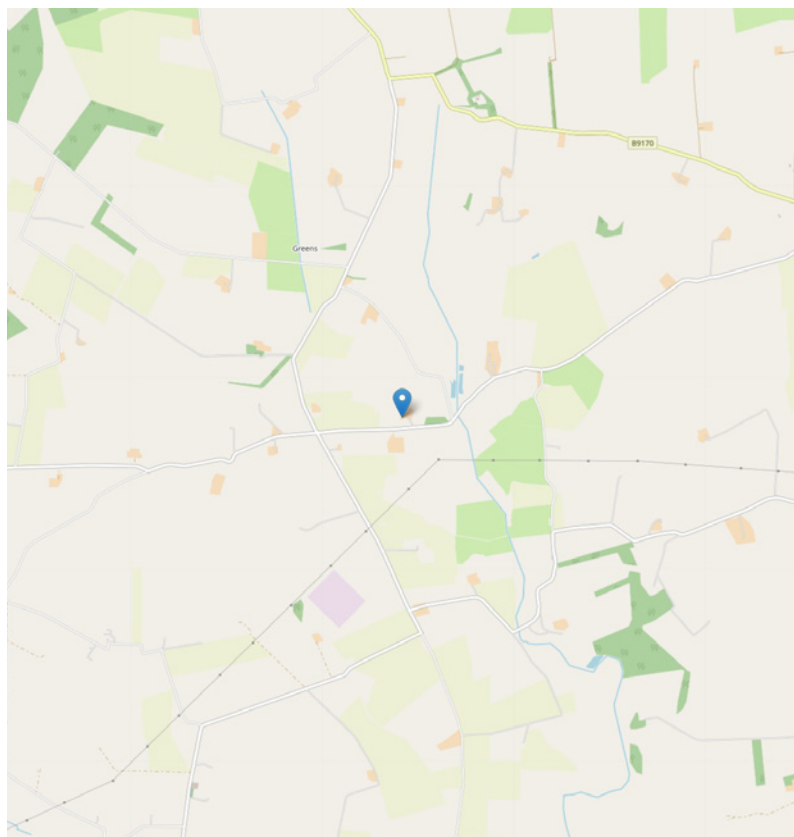
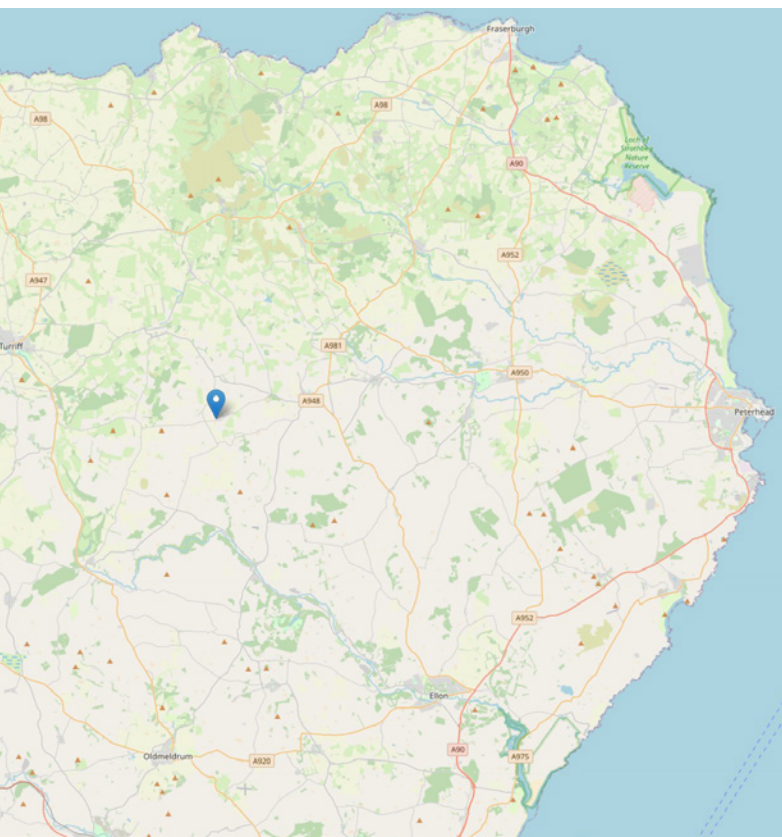
Approximate Dimensions
(Taken from the widest point)

| | |
|----------------------|--------------------------------|
| Ground Floor | |
| Porch | 2.60m (8'7") x 2.30m (7'6") |
| Lounge/Kitchen/Diner | 8.20m (26'11") x 6.90m (22'8") |
| Utility | 2.70m (8'10") x 1.90m (6'3") |
| Bedroom 3 | 4.10m (13'5") x 3.70m (12'2") |
| Bedroom 4 | 3.70m (12'2") x 3.60m (11'10") |
| Bathroom | 3.10m (10'2") x 2.90m (9'6") |

| | |
|------------------------|-------------------------------|
| First Floor | |
| Jack and Jill En-suite | 3.10m (10'2") x 2.00m (6'7") |
| Bedroom 1 | 5.90m (19'4") x 3.50m (11'6") |
| Mezzanine | 5.90m (19'4") x 1.70m (5'7") |
| Bedroom 2 | 5.90m (19'4") x 2.40m (7'10") |

Gross internal floor area (m²): 190m² | EPC Rating: C

Extras (Included in the sale): All fitted floor coverings, blinds, curtains, and light fittings unless otherwise specified.



THE LOCATION

The Bothy is nestled in a small rural hamlet of 4 houses, equidistant by approximately 4 miles to the villages of New Deer to the East and Cuminestown to the North. Both villages have several local amenities and provide preschool and primary schooling.





The country town of Turriff, approximately 9 miles to the West, is in the heart of rural Aberdeenshire, south of Banff and Macduff, and at the point where the Burn of Turriff flows into the River Deveron. Turriff is a popular market town, renowned for its welcoming community. It has highly regarded primary and secondary schooling, a good range of shops and other facilities which include a swimming pool, bowling stadium, library, community centre, sports centre, and golf course with salmon and trout fishing on the Rivers Deveron and Ythan.

A comprehensive east coast bus network operates through the villages and Turriff with the city of Aberdeen within an easy commuting distance of approximately 29 miles providing all that one would expect from modern-day city living. Aberdeen city offers excellent bus and rail service with national and international flights being provided from Aberdeen Dyce Airport.




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