



Spacious four bedroom detached dwelling with potential to extend



01224 472 441



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk

“Kintail” is an especially well-located 4 bedroom detached dwelling set in a tranquil rural location near the towns of Huntly and Keith, and very commutable to the city of Aberdeen by road or rail. This substantial property is set back from the road in approximately six acres of beautiful grounds that have been subdivided into paddocks.

Offering spacious living accommodation, the present owner has modernised and upgraded to an exceptionally high standard with no expense spared. The recent shower room and the new central heating system are the latest upgrades. Presented to the market in an excellent walk-in condition with generous room sizes, full double glazing, oil-fired central heating and immaculate fresh neutral decor. This substantial property which has the potential to extend/redevelop the outbuildings or apply for planning for a separate dwelling will make a superb family home with room to expand. Early viewing is a must to see all that is on offer and is highly recommended.

THE LOUNGE



Accommodation comprises an internal hallway providing access to all further accommodation, a spacious lounge with wood burning stove and patio doors.

THE KITCHEN & UTILITY



There is a generously sized partially integrated kitchen with a dining area and utility room, there are two separate family shower rooms and a spacious master bedroom. Two further double bedrooms on the ground floor all of which have ample room for various configurations of standalone furniture.



THE SUNROOM



THE MASTER BEDROOM



BEDROOM 2



BEDROOM 3

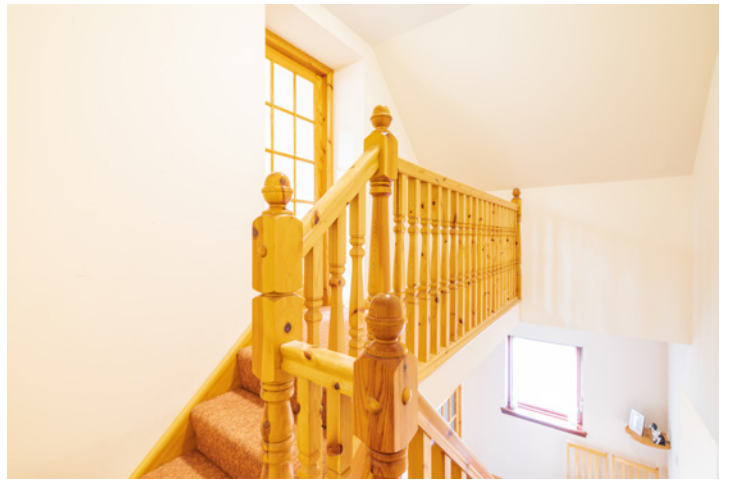


SHOWER ROOM 1



SHOWER ROOM 2





A stairway leads to the recently converted attic which has a bedroom and lounge area perfect for the teenage daughter or son, and a stunning sunroom completes this amazing property with fantastic views of the gardens and substantial grounds and wildlife that frequent this area.

THE ATTIC ROOM



BEDROOM 4



The house, agricultural buildings, paddocks and fields extend to approximately 6 acres. A recently constructed entry and exit un-gated driveway allows easy off-road parking immediately to the front of the house with a gated tarred driveway which allows for secure parking for numerous vehicles. The gardens that surround the house are landscaped and laid mostly to lawn with sporadic planting of shrubs plants and potted seasonal flowers and mature trees. A patio area to the side has access via the patio doors and is a great spot for entertaining and enjoying the sun. This rear garden is gated and fenced making it a child and pet-friendly area.

The outbuildings include traditional stone steading, a large stone constructed double garage with workshop, a Polly tunnel and a heated classic style greenhouse. The equestrian side of the property is split into several large paddock areas and all are maintained with boundary fences and large woodland borders. There are also two recently constructed field shelters.

Both of the large agricultural buildings have power and light and in one of the buildings, there are two large stalls and a tack room. There is a huge amount of storage for hay bales, feeds and motorised vehicles if required.

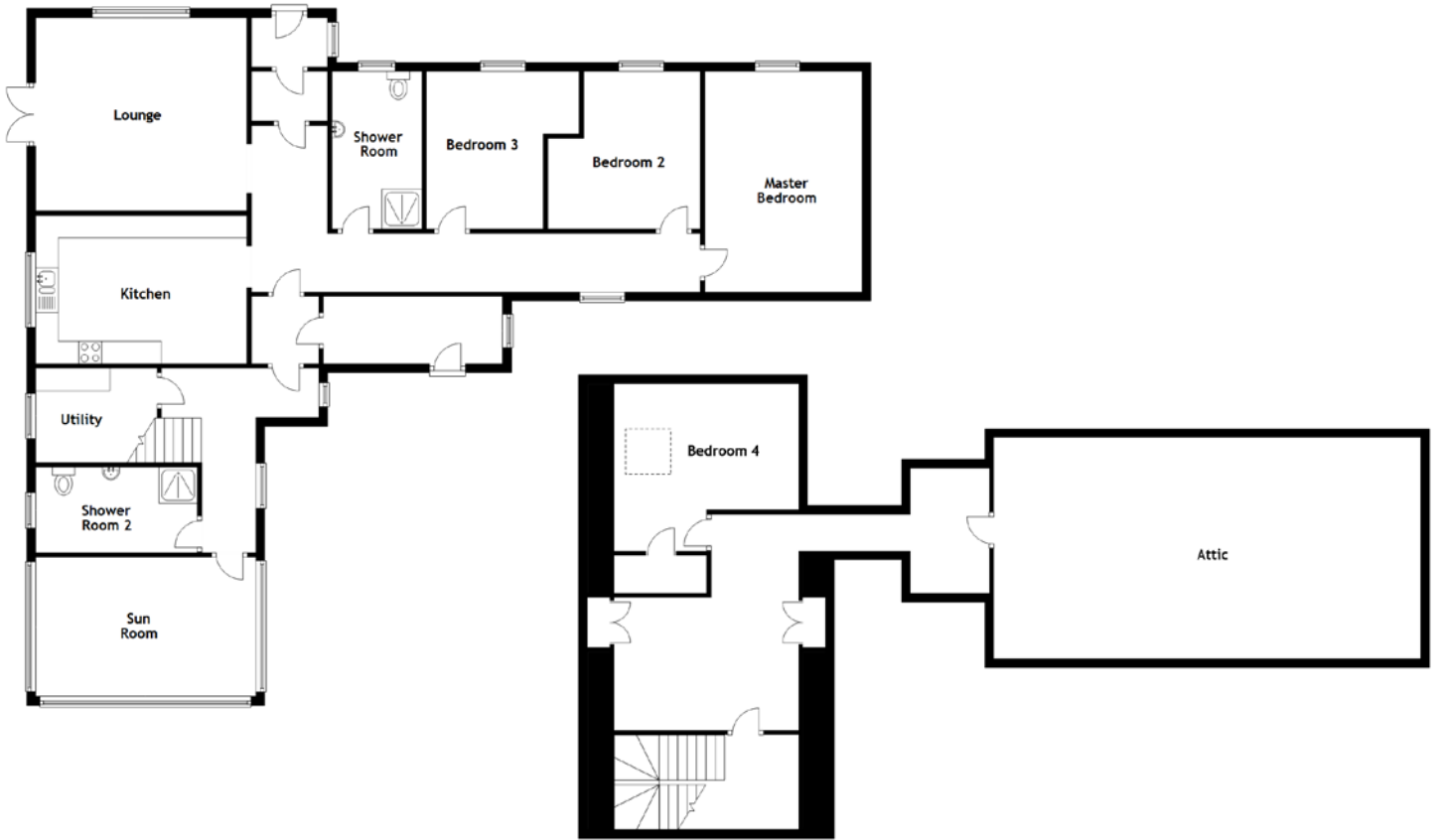
The property has mains electricity, solar panels, private water drainage to a septic tank and oil-fired central heating.

EXTERNALS





FLOOR PLAN, DIMENSIONS & MAP

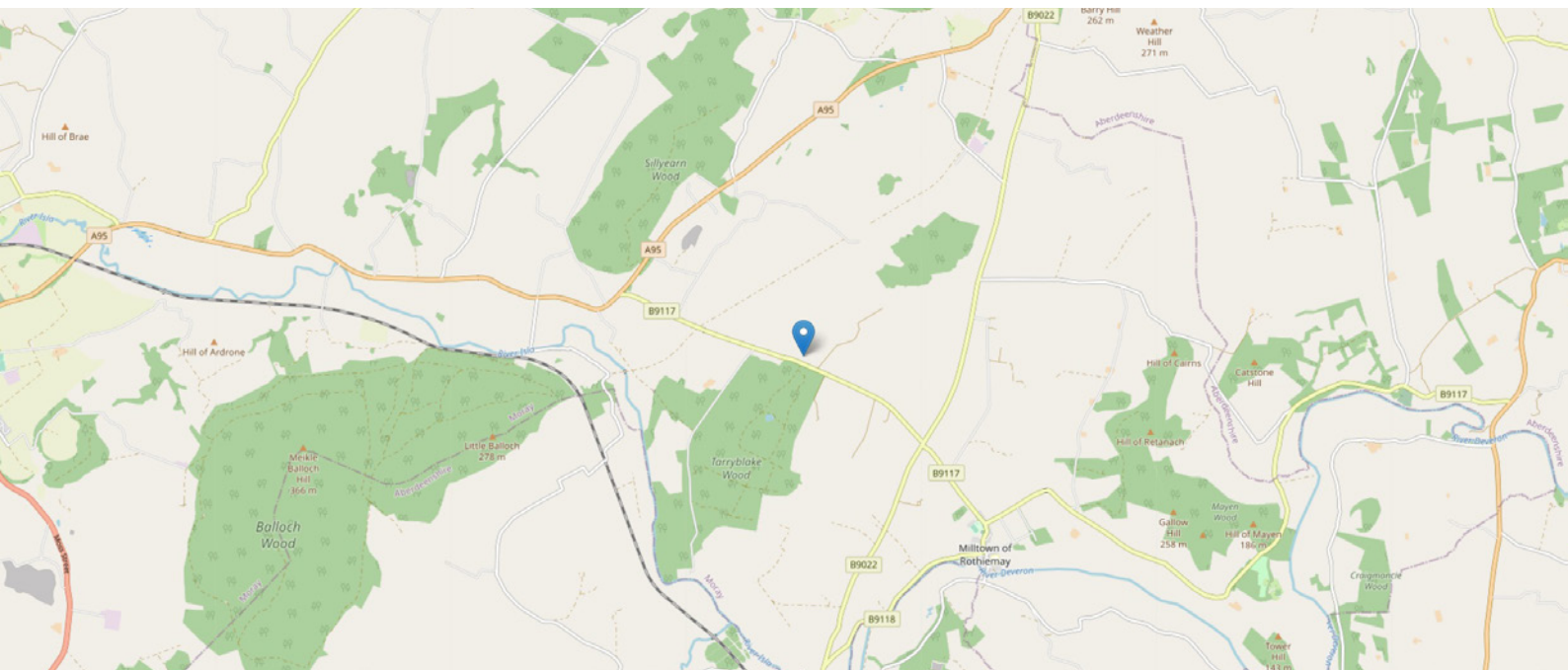


Approximate Dimensions
(Taken from the widest point)

Lounge	4.70m (15'5") x 4.30m (14'1")
Kitchen	4.70m (15'5") x 3.30m (10'10")
Utility	2.70m (8'10") x 2.10m (6'11")
Sun Room	4.80m (15'9") x 3.10m (10'2")
Shower Room	3.50m (11'6") x 2.00m (6'7")

Shower Room 2	3.60m (11'10") x 1.90m (6'3")
Master Bedroom	4.70m (15'5") x 3.50m (11'6")
Bedroom 2	3.50m (11'6") x 3.40m (11'2")
Bedroom 3	3.50m (11'6") x 3.40m (11'2")
Bedroom 4	4.10m (13'5") x 3.70m (12'2")
Attic	9.50m (31'2") x 4.90m (16'1")

Gross internal floor area (m²): 206m² | EPC Rating: C



THE LOCATION

Kintail is situated on the B9117 and a short distance of approximately 2 miles from the blissfully quiet village of Rothiemay which is a quaint little village with a strong local community providing all the local amenities one would expect. There is pre-school and primary schooling, a local shop, a post office and a hotel.





The property is conveniently located between the two larger towns of Keith and Huntly, providing excellent secondary and higher education. The closest town of Keith is a busy little northeast town with a population of around 4700 situated on the main road and rail route between Inverness and Aberdeen approximately 7 miles from this property. Both of these fantastic towns boast numerous leisure facilities and approximately 8 miles from Huntly there is a swimming pool, links golf course, outdoor bowling green, and a Nordic Ski centre. Both Huntly and Keith provide banking facilities, restaurants, cafés, pubs, local shops and major supermarkets.

Several rivers are a short drive or even walk from this property some of which are renowned for their trout and salmon fishing. The property is also ideally located in the heart of the Knock equestrian centres.

Easy access onto the A96 gives direct routing to Aberdeen, approximately 43 miles to the East and to Inverness 53 miles to the West. Both cities offer excellent rail and bus services, with national and international flights being provided by Aberdeen Dyce Airport and Inverness Dalcross Airport.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01224 472 441

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
PETER REID
Area Sales Manager



Layout graphics and design
ALLY CLARK
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.