

# Bogieside

OLD MILITARY ROAD, GARTLY, HUNTLY, AB54 4QA



*TWO-BEDROOM TRADITIONAL STONE AND SLATE DETACHED HOUSE IN RURAL GARTLY*



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McEwan Fraser Legal is delighted to present this modernised, two-bedroom traditional stone and slate detached house in rural Garty, just off the A97 five miles south of Huntly.

The property is presented in a traditional style with a modern flavour. Inside, the simple layout of the property is its strength. Enter via the front door to a small hall with stairs to the first floor. The comfy family lounge carpeted with views onto Old Military Road is on the left. The entrance hall has a small cupboard perfect for outdoor clothes and shoes. Ahead is the modernised family shower room finished to the highest standards. Laminate floors, heated towel rail, under-floor heating, thermostat controlled, anti-fog mirror functions include a light and shaver socket. The walk-in rainfall shower has three settings: ceiling, wall jets and hand-held hose. On the right is the kitchen, which leads to a small utility and storage cupboard. The back door leads to the garden. The kitchen is medium-sized, with modern storage units with a place for a cooker and fridge/freezer. The floor is vinyl with tile splashback around the cooker space. To the rear of the kitchen is a small utility cupboard with the washer/drier and a large storage cupboard completes the ground floor.

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**The Lounge**





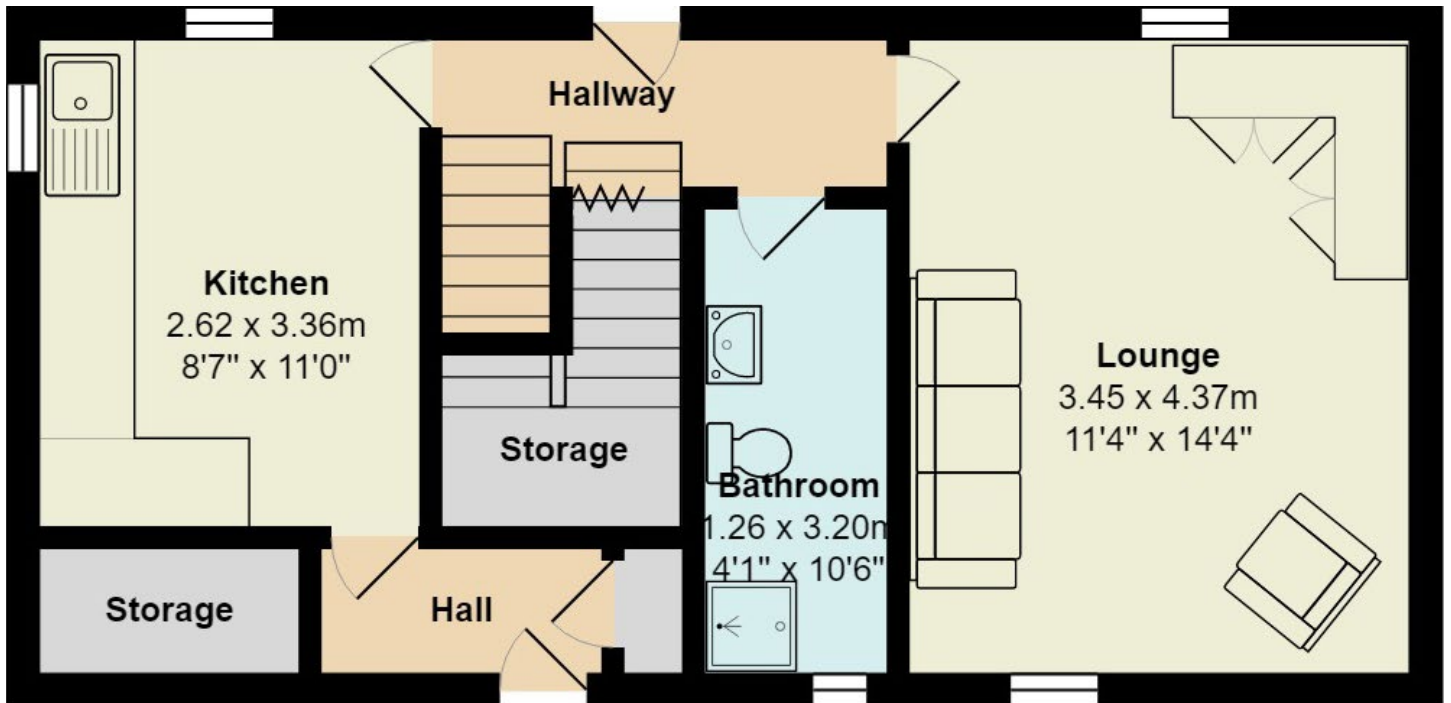
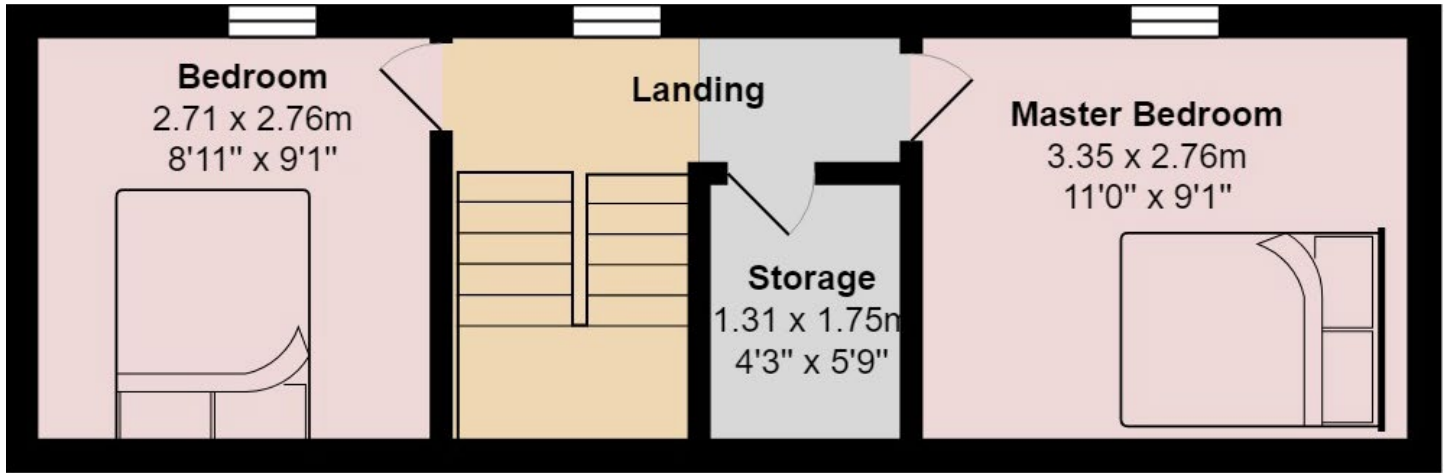
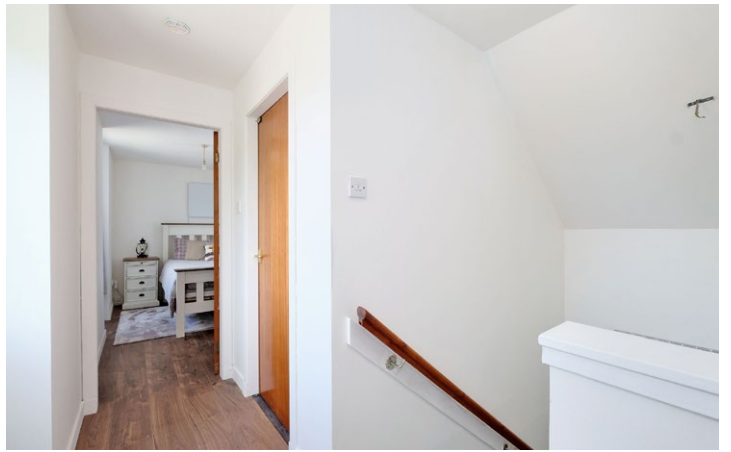
## The Kitchen



The stairs lead to the two double bedrooms from the hall, as is standard with these traditional properties; the main bedroom is slightly larger; neither has storage both have dormer windows. The wall-mounted panel heaters are removable but are included in the sale; they include smart Wi-Fi thermostats that plug in. The panel heaters are more energy-efficient than traditional storage heaters. The upper landing also has a sizeable storage cupboard.







Gross internal floor area (m<sup>2</sup>): 74m<sup>2</sup>

EPC Rating: G

## Floor Plan



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Externally, the property has a drive to the side of the house capable of off-road parking for two vehicles. A large enclosed rear garden sits to the right of the property; it is fenced with a stone path leading to a partially constructed outbuilding/garage and a lawn area. There is no garden to the front—the property benefits from electric heating and double glazing.

Bogieside is an opportunity to acquire a rural property within easy reach of Huntly.

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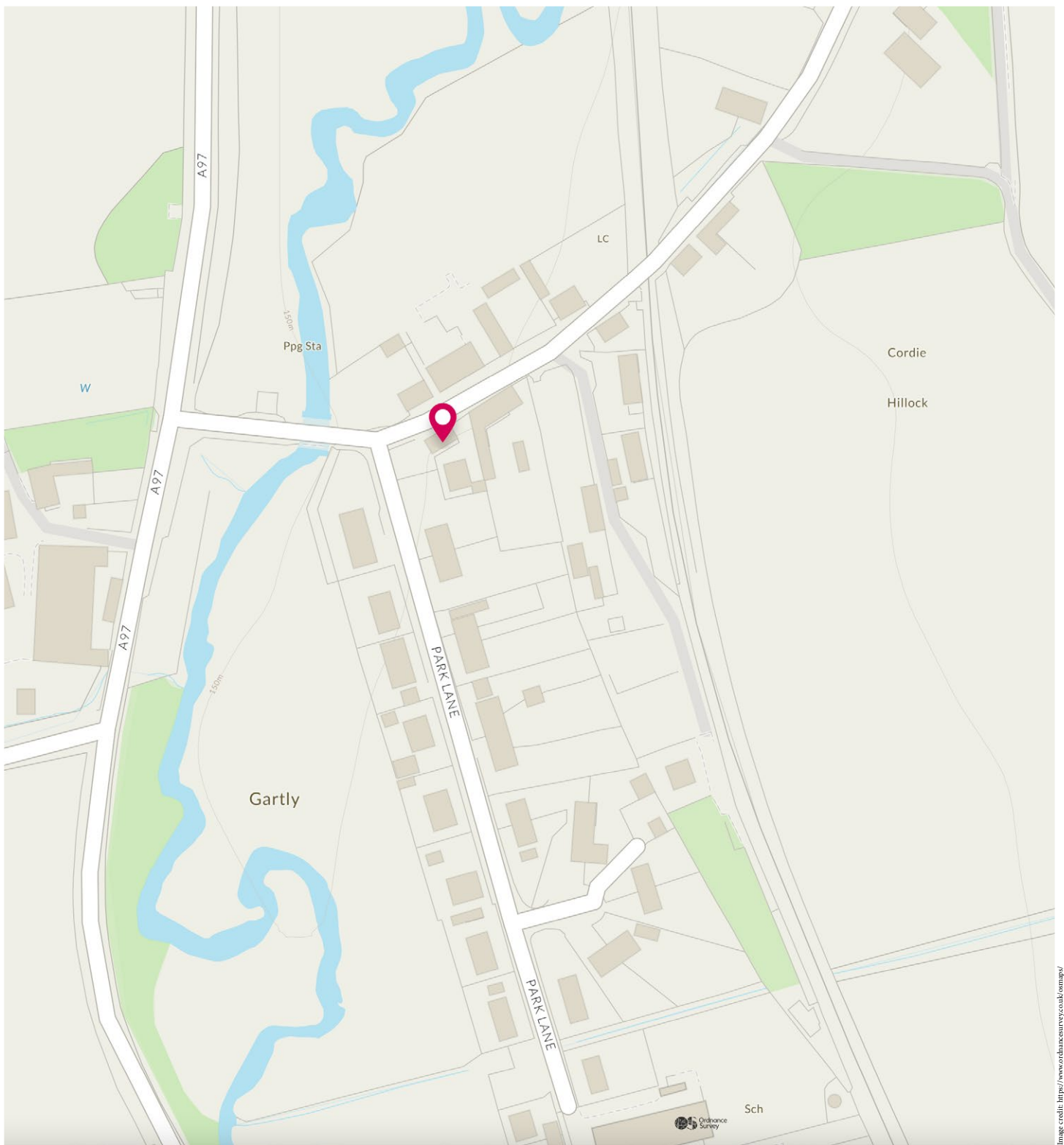


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Gartly is an inland hamlet in a charming rural setting by the A97 some 5 miles south of Huntly and sits on the River Bogie, a tributary of the River Deveron. This house which takes its name from the river, provides the ideal opportunity to build your own life in the Scottish Highlands, whether it is an idyllic retreat or a permanent residence you have in mind.

The property is convenient for Huntly, a bustling town with a population of around 5700 situated on the A96 main road and rail route between Inverness and Aberdeen and 11 miles from Inverness Railway Station. It is situated just off the A97 in the blissfully quiet village of Gartly, with local amenities and a primary school. Huntly boasts numerous leisure facilities a swimming pool, a links golf course, outdoor bowling green and a Nordic Ski Centre. Several rivers are a short distance from this property; some are famous for trout and salmon fishing. At Huntly, there is easy access to the A96 for Aberdeen, thirty-six miles to the southeast and Inverness, 70 miles to the northwest. Both cities offer excellent rail and bus services, with national and international flights provided by Aberdeen Dyce Airport and Inverness Dalcross Airport.

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