



**McEwan Fraser Legal**

Solicitors & Estate Agents

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## Backhill of Clunie

NETHERDALE, TURRIFF, ABERDEENSHIRE, AB53 4GN



# Turriff, Aberdeenshire

## ...RURAL LOCATION WITH FARMING LICENCE AND APPROXIMATELY FOUR ACRES...

**T**his fantastic property is situated two miles south of the quaint and quiet village of Aberchirder on the A97. Aberchirder, historically and locally known as “Foggie” or “Foggieloan” provides all the local amenities one would expect. There is pre-school and primary schooling, a local shop, Post Office, Chinese take away, fish and chip shop, pub with restaurant, library, several churches, a medical centre and chemist. A fantastic array of sporting activities are available locally with fishing for salmon and trout on the famous River Deveron which is a short walk from the property.

The property is also located approximately seven miles to the west of Turriff which provides excellent secondary and higher education. It also has numerous leisure facilities including a leisure centre and swimming pool. Within the town are several banking facilities, restaurants, cafés, pubs, hotels, local shops and a major supermarket.

Easy access onto the A97 gives direct routing to Aberdeen, approximately forty-two miles to the east with the city offering excellent rail and bus services, with national and international flights being provided by Aberdeen Dyce Airport.







## Backhill of Clunie

**B**ackhill of Clunie, Netherdale, Turriff is an exceptionally spacious white-walled farmhouse situated in an elevated rural position and surrounded by stunning rolling countryside. Until recently, it was a fully working small holding with a farming licence and a multitude of serviceable out buildings, large barns and stables. A fantastic opportunity for a variety of businesses and ideally situated for the equestrian lifestyle. The property has been maintained to an excellent standard and benefits from fresh a neutral decor throughout, UPVC double glazing, a stunning large conservatory and oil fired central

heating. This stunning property would suit a young family with ample room to grow. Viewing is a must and highly recommended to appreciate the scale of the accommodation both inside and out.

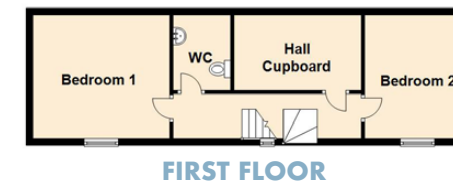
The accommodation consists of a rear porch, hallway leading to all accommodation, a spacious lounge with large picture frame window and adjacent formal dining area, fully fitted country kitchen including a good range of floor and wall mounted units, family bathroom with separate shower cubical, a third bedroom, second reception room and a stunning conservatory. The

first floor comprises of two double bedrooms, WC and a large walk-in cupboard.

A gated driveway to the side of the property allows parking for several vehicles and gives access to the substantial gardens that surround this property which are mostly laid to lawn with borders of shrub planting and seasonal flowers. Gated and fenced making it a safe and secure environment for children and pets alike. There are a multitude of serviceable out buildings, barns, stables and dog kennels with a fantastic four acres that have been subdivided into smaller paddocks/fields.







Approximate Dimensions (Taken from the widest point)

#### HOUSE

Porch	2.30m (7'7") x 2.00m (6'7")
Lounge	4.40m (14'5") x 4.40m (14'5")
Dining Area	2.20m (7'3") x 2.20m (7'3")
Kitchen	4.30m (14'1") x 3.10m (10'2")
Sitting Room	4.50m (14'9") x 3.00m (9'10")
Bedroom 1	4.00m (13'1") x 3.60m (11'10")
Bedroom 2	3.60m (11'10") x 3.10m (10'2")
Bedroom 3/Office	3.30m (10'10") x 2.90m (9'6")
Bathroom/Shower Room	4.80m (15'9") x 2.20m (7'3")
Conservatory	4.80m (15'9") x 3.50m (11'6")
WC	2.20m (7'3") x 1.68m (5'6")

#### FARM BUILDINGS

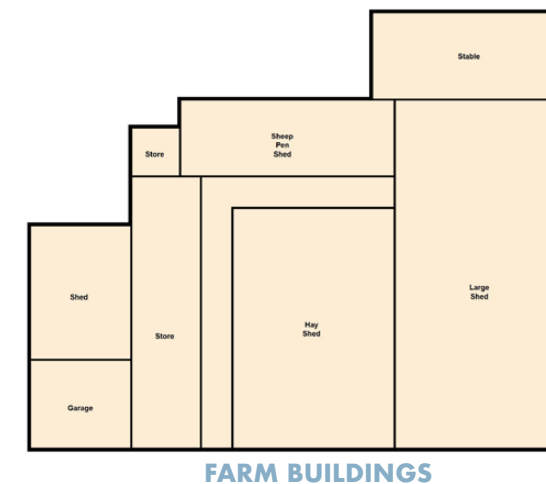
Large Shed	19.90m (65'3") x 9.80m (32'2")
Stable	11.10m (36'5") x 4.90m (16'1")
Sheep Pen Shed	12.20m (40') x 4.30m (14'1")
Hay Shed	13.70m (44'11") x 9.20m (30'2")
Store	2.70m (8'10") x 2.70m (8'10")
Shed	7.60m (24'11") x 5.70m (18'8")

Gross internal floor area (m<sup>2</sup>) - 138m<sup>2</sup>

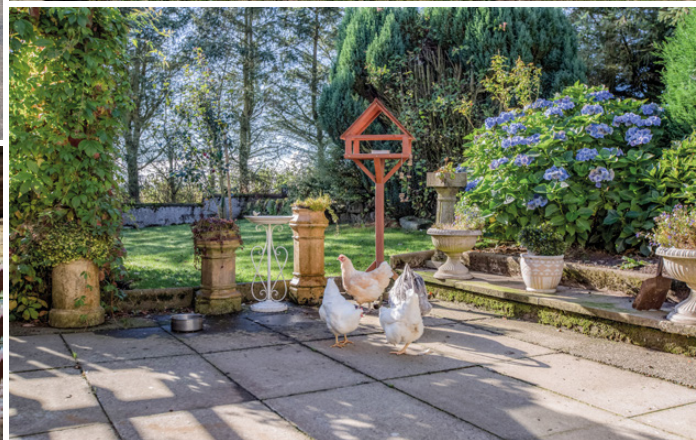
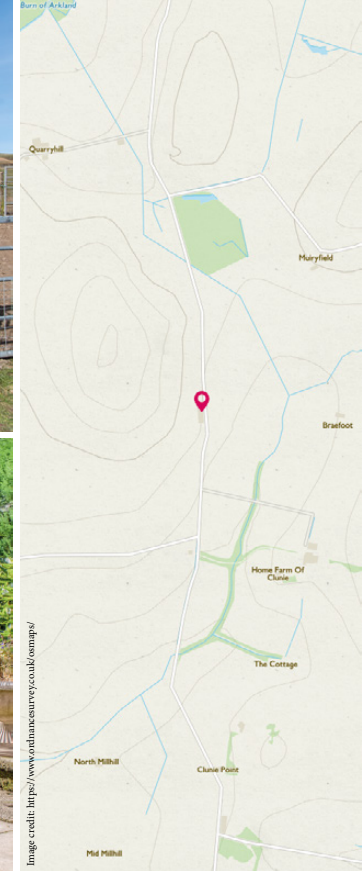
EPC Rating - E

Extras (Included in the sale)

All fitted floor coverings, blinds and light fittings.







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Text and description  
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Surveyor



Professional photography  
**SCOTT MARSHALL**  
Photographer



Layout graphics and design  
**ALLY CLARK**  
Designer