



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
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**Hamewith, Cornhill Road**

ABERCHIRDER, ABERDEENSHIRE, AB54 7SH



# Aberchirder

ABERDEENSHIRE, AB54 7SH

This stunning detached property is situated on the south side of the quaint and quiet village of Aberchirder set back from the B9023 Aberchrider to Cornhill road.

Aberchirder historically and locally know as “Foggie” or” Foggieloan” provides all the local amenities one would expect pre-school and primary schooling, local shop, post office, butcher, a pub with restaurant, library and several churches. A fantastic array of sporting activities is available locally with fishing for salmon and trout on the River Deveron, horse riding, and mountain bike trails. There is also a multitude of golf courses a short drive from the property.

The country town of Turriff is also conveniently located approximately 6 miles to the west and provides excellent secondary and higher education. It boasts numerous leisure facilities including a leisure centre and swimming pool. Within Turriff, there is an abundance of local amenities including banking facilities, restaurants, cafés, pubs, hotels, local shops and a major supermarket.

Easy access to the A97 gives direct routing to Aberdeen, approximately 42 miles to the East with the city offering excellent rail and bus service, with national and international flights being provided by Aberdeen Dyce Airport.







# Hamewith, Cornhill Road

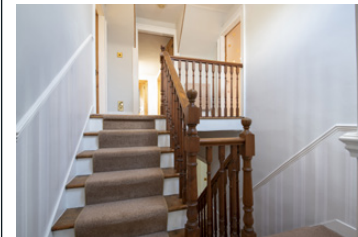
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Hamewith is quite simply a fantastic traditional stone and slate build property, historically used as the Manse for many years; the property has been upgraded to the highest of specifications by the current owners allowing for modern-day family living, whilst ensuring to keep a multitude of original features such as original ceiling cornice, pitch pine panel doors, high skirting boards and nearly all of the original fireplaces. In addition, the property further benefits from full double glazing, LPG gas central heating and fresh décor throughout. Viewing is an absolute must and the only way to fully appreciate all that this spectacular property has to offer.

Access through the attractive vestibule that in turn leads to the welcoming hall. The main reception rooms on the ground floor level provide flexible living accommodation which would suit the extended family. The spacious formal lounge with its bay window is located on the east side of the property boasting a stunning working fireplace that just oozes grandeur, family room/formal dining room is bright and airy and leads to the conservatory at the rear of the property. The spacious, bright and modern dining kitchen includes floor and wall mounted units, with wood effect worktops and central island, substantial utility room huge family bathroom with double Jacuzzi bath and separate shower cubical, the guest bedroom completes the ground floor accommodation.

A carpeted staircase with wooden balustrade leads to the half landing and first-floor landing. The master bedroom has a large bay window, its own WC with hand wash basin, and a large walk-in wardrobe. Three additional double bedrooms and a further three-piece family shower room complete the accommodation. In addition, there is an abundance of storage cupboards on both floors

To the east side of the property, an un-gated perimeter wall to the tarred drive allows off-street parking for several vehicles. This substantial part of the garden is laid mostly to lawn with borders containing multiple shrubs plants and seasonal flowers. To the rear of the property, there is access to the large conservatory the utility and stone build workshop that in turn leads to the garage. A separate part of the garden is fenced and is currently used for housing a few hens. Garage access is from the west side of the property.







# Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Ground Floor	
Formal Lounge	5.50m (18'1") x 4.10m (13'5")
Lounge/Diner	6.00m (19'8") x 3.70m (12'2")
Sun Room	5.10m (16'9") x 2.80m (9'2")
Kitchen	3.80m (12'6") x 3.70m (12'2")
Utility	2.60m (8'6") x 2.10m (6'11")
Bedroom 2	3.80m (12'6") x 3.30m (10'10")
Bathroom	3.80m (12'6") x 2.80m (9'2")
Garage/Workshop	4.60m (15'1") x 4.10m (13'5")
Workshop	4.30m (14'1") x 2.40m (7'10")

First Floor	
Bedroom 1	5.30m (17'5") x 4.10m (13'5")
Bedroom 3	4.40m (14'5") x 3.70m (12'2")
Bedroom 4	3.80m (12'6") x 3.70m (12'2")
Bedroom 5	4.60m (15'1") x 3.70m (12'2")
Shower Room	2.40m (7'10") x 1.70m (5'7")
WC	1.80m (5'11") x 1.60m (5'3")

Gross internal floor area (m²): 245m² | EPC Rating: G

Extras (Included in the sale): All fitted floor coverings, blinds, light fittings and integrated kitchen appliances.

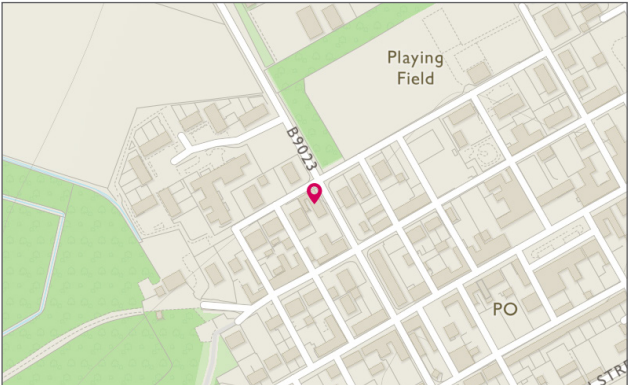


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