

5 Riddoch Court

ROTHIEMAY, HUNTLY, AB54 7LX



Located in the Deveron Valley in the quiet Historic Village of Rothiemay. Detached bungalow in a cul-de-sac location that requires renovation and repairs.



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McEwan Fraser Legal are delighted to offer the market a fantastic opportunity to own a detached bungalow in the historic country village of Rothiemay. Number 5 Riddoch Court is located at the top of a quiet cul-de-sac location.

The property had been vacant for numerous months and unfortunately has suffered from frost and flood damage due to burst water pipes, the property has since been dried out but requires renovating.

THE LOUNGE



The accommodation consists of a vestibule to a welcoming hallway, the spacious lounge with a large picture window overlooks the front garden, the kitchen to the rear of the property is fitted with a range of base and wall mounted units with contrasting worktops, dual aspect windows that flood the kitchen with natural light.

THE KITCHEN & UTILITY



The kitchen is open plan to a formal dining or family area, it also allows access to the utility room and the rear garden.





From the hallway, there are three double bedrooms one of which has an ensuite shower room all three have fitted wardrobes. A centrally located bathroom completes the accommodation.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



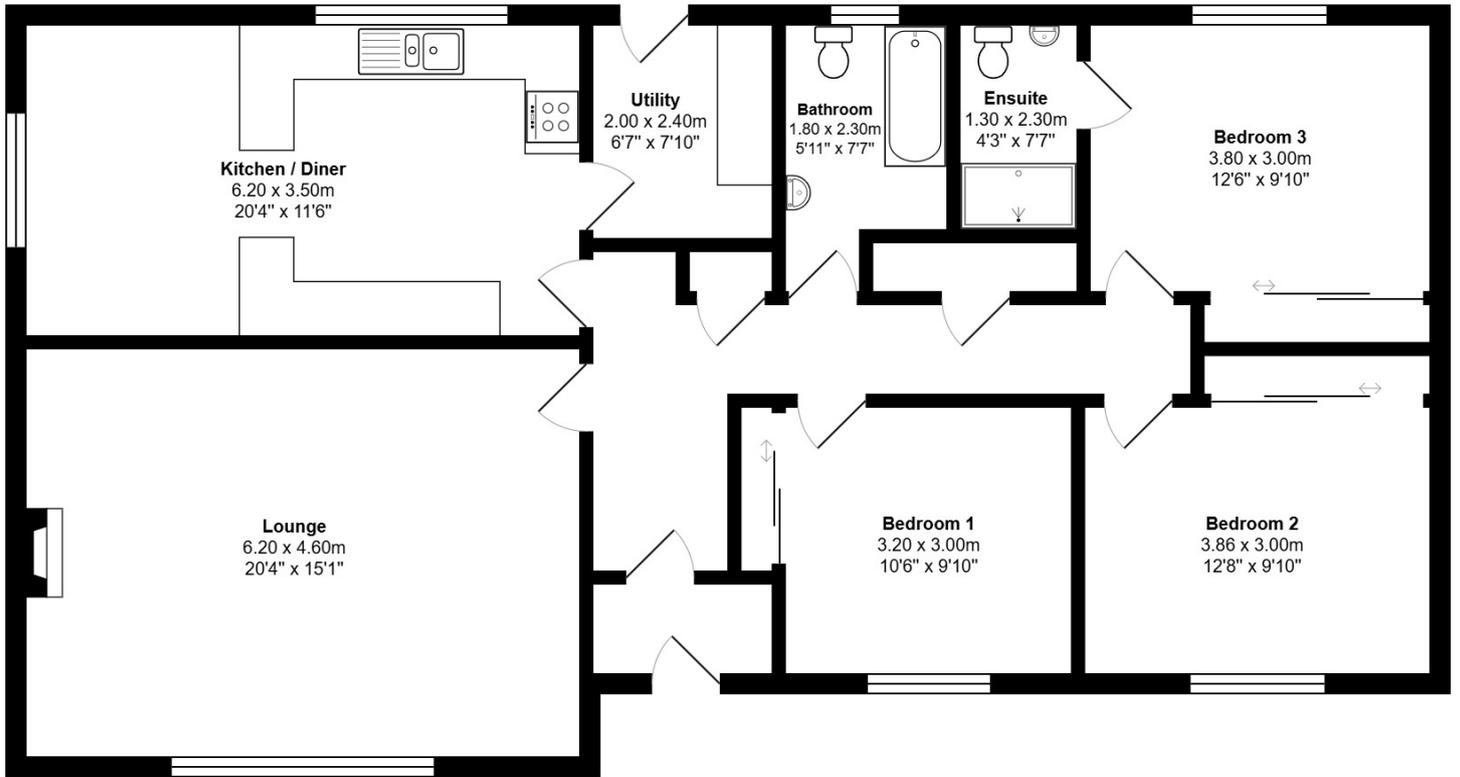
There is a low boundary wall to the front and side gardens both are laid mostly to lawn with sporadic planting of mature shrubs and plants. A side entry to the property allows access to the rear of the property, a drying area and a detached stone garage.

An extensive loc-bloc driveway leads to the garage with its up-and-over door and to the front of the property where you have off-street parking for numerous vehicles.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



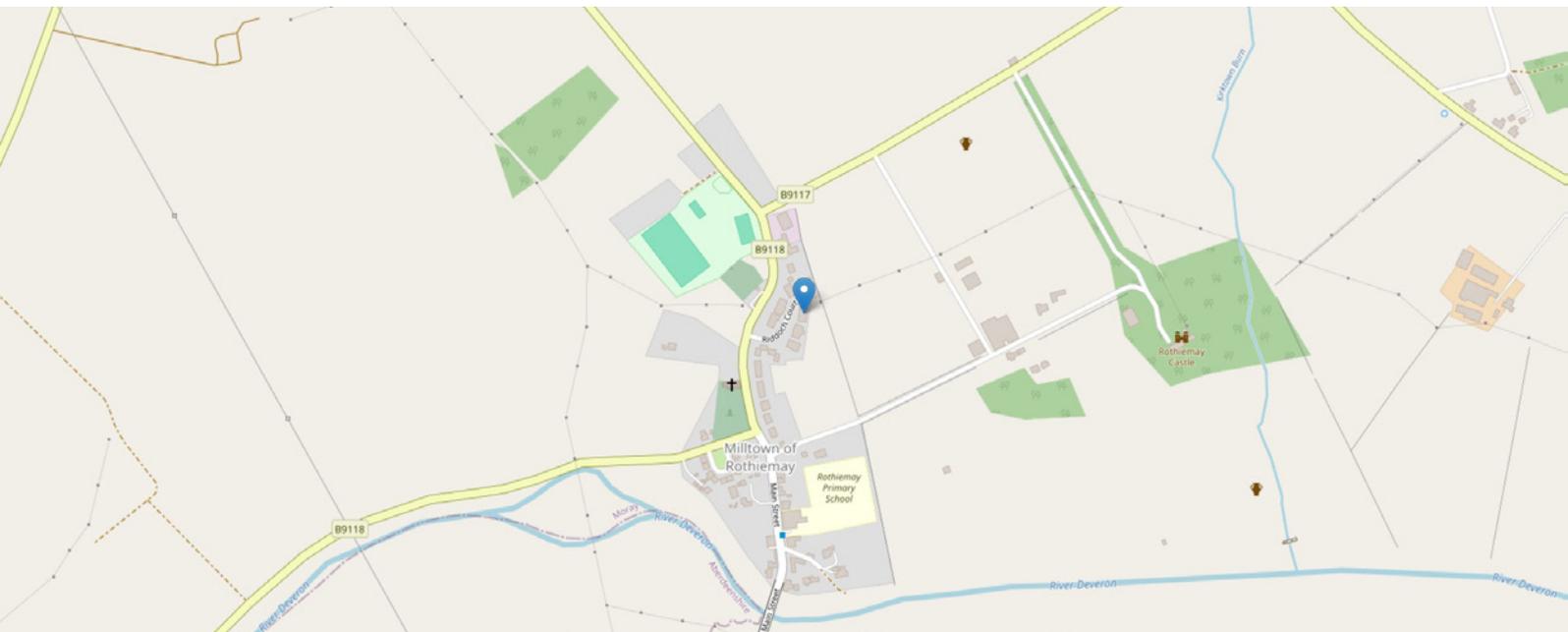
Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 117m² | EPC Rating: E

Extras: All floor coverings, blinds, curtains, and light fittings are included in the sale. All other soft furnishings and electrical items will remain.

Services: Mains electricity, drains, water and oil-fired central heating system.

Note: As detailed earlier the property has had flood damage with burst pipes in the attic and will be sold as seen.



THE LOCATION

The historic village of Rothiemay enjoys a pleasant location in the Deveron Valley surrounded by stunning countryside. Rothiemay has a church, primary school and hotel. The village is located on the banks of the River Deveron, renowned for salmon and trout fishing. Booking for fishing rights is available locally on several rivers including the world-famous Spey. The village is also ideally located in the heart of the Knock Equestrian Centres.





Rothiemay is equidistant by approximately 8 miles to the highly regarded country towns of Keith to the West and Huntly to the South, both offer primary and secondary education at the well-regarded Gordon Schools and other excellent educational establishments. Locally in both towns, you have an NHS health centre, a Community Hospital, a choice of major supermarkets, local shops, restaurants, and other eateries. The surrounding area has a multitude of sporting activities and pursuits. Sports and Leisure facilities locally include golf, bowling, cricket, football, a swimming pool with skiing at the Nordic Ski Centre, plus many more.

Easy access to the nearby Cairngorm and Grampian Mountains provides opportunities for hill walking and skiing. The towns are also in the heart of the Speyside malt whisky country and its popular Whisky and Castle Trail. Easy access to the A96 main road makes easy commuting of approximately 40 miles to Aberdeen and 60 miles to Inverness. A comprehensive bus and rail network operates through Keith and Huntly.



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