

# The Old Schoolhouse

CAIRNIE, HUNTLY, ABERDEENSHIRE, AB54 4TQ



EXCEPTIONAL RENOVATION OF A TRADITIONAL  
STONE AND SLATE SCHOOL HOUSE CIRCA 1900



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McEwan Fraser Legal is delighted to offer this 4-bedroom traditional stone and slate detached property, which has been refurbished to the highest standards, with the quality of workmanship evident at every turn. The present owners, during renovations, have ensured to retain a wealth of original features.

Offering spacious and versatile living accommodations over two floors, presented to the market in immaculate condition, further benefitting from a multitude of stylish fittings and finishings, with a new kitchen and bathroom, with fresh neutral decor, full double glazing, and oil-fired central heating.





# THE PROPERTY

The accommodation comprises, from the front door, the welcoming hallway leads to two principal ground floor rooms, the main lounge with its high ceiling, and dual aspect windows are awash with natural light, with an original fireplace adding that touch of grandeur and setting the tone for the remainder of the property. The other principal room is currently being used as a formal dining room, but could quite easily be a spacious ground-floor 4th bedroom.









# THE PROPERTY

The bespoke dining kitchen is open plan to either a dining or family area, with French doors to the side garden. This is undoubtedly the heart of the house with multiple wall and base-mounted units with contrasting work surfaces, and quality integrated and stand-alone appliances. There is also a spacious utility room from the kitchen, which has a guest cloakroom and access to the rear garden and outbuildings.





# THE PROPERTY

An original carpeted staircase with wooden balustrades leads to the upper floor, where you have a master bedroom with his and her wardrobes, two further double bedrooms and the recently fitted family bathroom with a shower over the bath. A small home office completes this floor. In addition, there are ample storage cupboards on both floors.



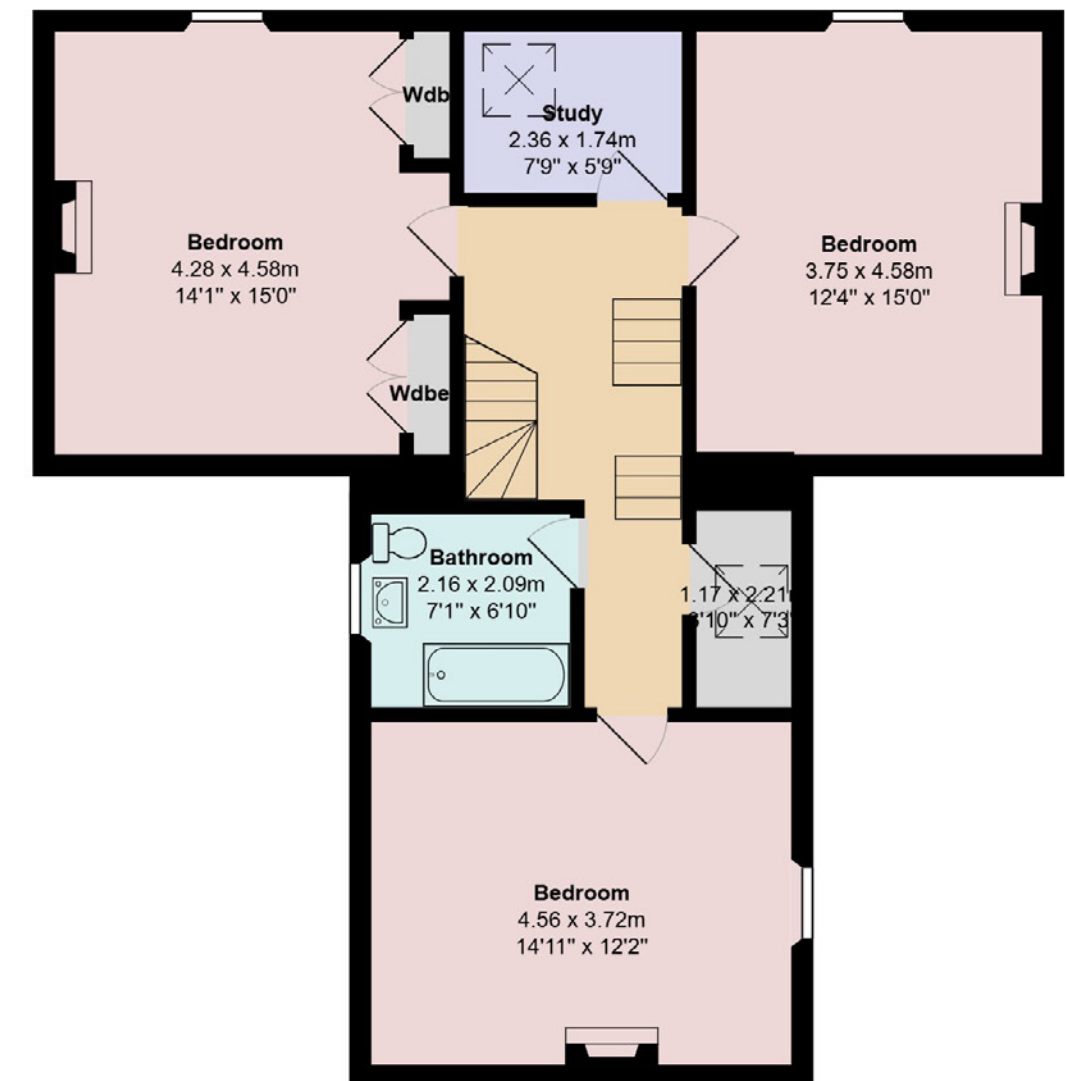












Gross internal floor area (m<sup>2</sup>): 169m<sup>2</sup>  
 EPC Rating: E



# THE EXTERIOR

There are extensive garden grounds on three sides of the property. The front garden is laid to lawn with borders of mature shrubs and seasonal flowers, a huge parking area, either on the loc-bloc drive or stone chip, allows parking for multiple vehicles.

There is also a single-stone garage set off to the side of the property. A high perimeter wall borders the extensive rear garden and is very private, laid to lawn with sporadic planting of shrubs, seasonal flowers, and mature trees. A choice of seating areas throughout the garden is perfect for some alfresco dining, entertaining, and enjoying the sun. The garden provides a secure environment for children and pets.











# THE LOCATION

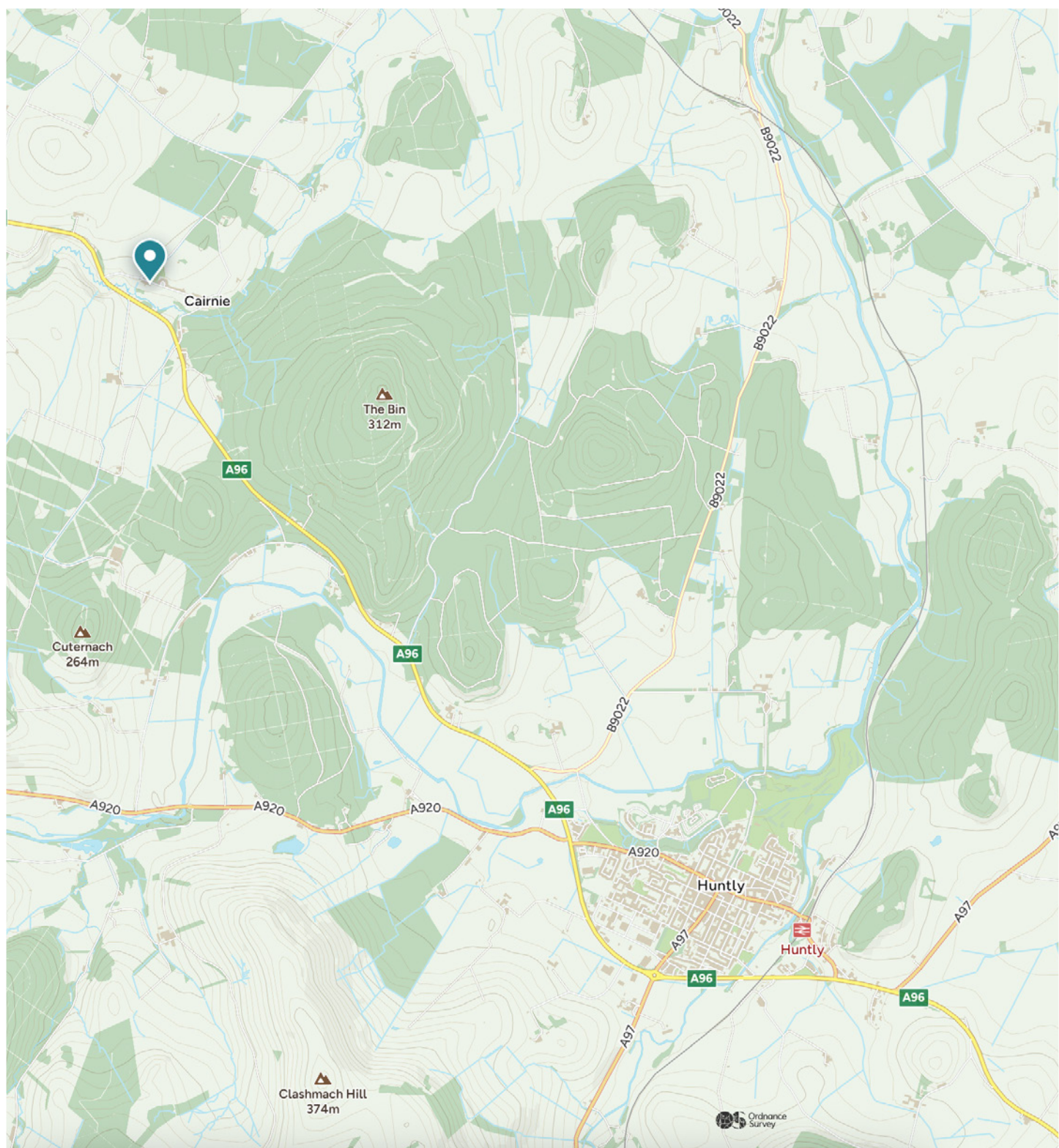
Nestled in the quiet village of Cairine, The Old School House is just five miles from the historic town of Huntly. Founded in the 12th century, Huntly boasts a stunning 14th-century castle and prospered in the 18th century through the linen trade.

Cairine has a primary school, with secondary education provided by the well-regarded Gordon School in Huntly, which offers a free bus service. Huntly also provides an NHS health centre, a community hospital, major supermarkets, local shops, and eateries.

The area offers a multitude of pursuits. The renowned River Deveron, famous for salmon and trout fishing, is nearby. Local facilities include golf, skiing at the Nordic Ski Centre, a swimming pool, and more. The Cairngorm and Grampian mountains are easily accessible for hill walking and skiing. The nearby towns of Keith and Dufftown, in the heart of Speyside malt whisky country, are popular destinations.

With easy access to the A96, commuting is straightforward to Aberdeen (43 miles east) and Inverness (55 miles west), both of which have airports and are connected by comprehensive bus and rail networks through Huntly.





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