




McEwan Fraser Legal
Solicitors & Estate Agents
01224 472 441

Colyne Farmhouse

CORSE, HUNTLY, ABERDEENSHIRE, AB54 6EA



Corse

HUNTLY, ABERDEENSHIRE, AB54 6EA

Colyne Farmhouse is located in a tranquil rural location three miles from the village of Forgue, seven miles from the town of Huntly and eleven from Turriff. Road and rail services are close by making for an easy commute to Aberdeen and Inverness.

Primary schooling is available at Forgue, with the larger towns of Huntly and Turriff offering a variety of services ranging from secondary schools, a variety of local shops, health centres, Post Offices, supermarkets, restaurants, cafes and pubs, all of which add to the appeal of this area. The local and surrounding countryside offers an array of outdoor sporting pursuits to suit all ages including karting, clay pigeon shooting, pony trekking and mountain biking.

The Rivers Deveron and Spey are a short drive away, both well-known for their salmon and trout fishing. The nearby Cairngorm Mountains National Park provides opportunities for hill walking, skiing and eco-tourism while Huntly boasts the UK's only purpose-designed Nordic Ski Centre. There is a choice of excellent golf courses in Huntly, Banff, Turriff and the famous Royal Tarlair at Macduff.

The coastal footpath of the Moray Firth with its stunning beaches, home to an abundance of wildlife from seals to dolphins to rare seabirds is but a short drive away.

Colyne Farmhouse

CORSE, HUNTLY, ABERDEENSHIRE, AB54 6EA

McEwan Fraser Legal is delighted to offer a wonderful opportunity to purchase this attractive four-bedroom detached cottage located in a secluded rural location close to the village of Forgue.

This accommodation is set over two levels with the lower floor consisting of entrance hallway, lounge, dining room, fitted kitchen with range electric cooker, laundry room, bedroom and family bathroom with shower over bath.

The upper floor comprises of three additional bedrooms.

The property benefits from oil-fired central heating.

The property is accessed by a driveway and sits in a large area of garden ground with parking for a number of vehicles.

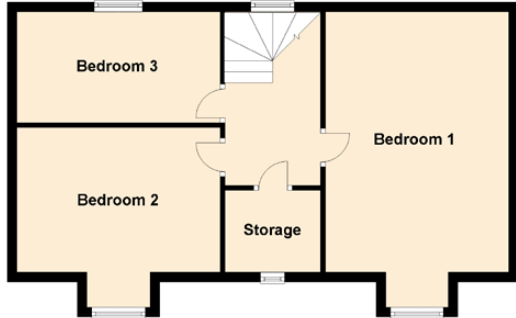
With a modest amount of upgrading this property would make a lovely family or holiday home in a charming part of Aberdeen-shire.





Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

| | |
|-------------|-------------------------------|
| Lounge | 4.20m (13'9") x 4.20m (13'9") |
| Dining Room | 3.80m (12'6") x 3.00m (9'10") |
| Kitchen | 3.80m (12'6") x 3.80m (12'6") |
| Utility | 2.50m (8'2") x 1.80m (5'11") |
| Bathroom | 2.90m (9'6") x 2.80m (9'2") |
| Bedroom 1 | 5.20m (17'1") x 3.80m (12'6") |
| Bedroom 2 | 3.80m (12'6") x 3.00m (9'10") |
| Bedroom 3 | 3.80m (12'6") x 2.30m (7'7") |
| Bedroom 4 | 3.80m (12'6") x 2.90m (9'6") |
| Storage | 2.00m (6'7") x 1.70m (5'7") |

Gross internal floor area (m²): 134m²

EPC Rating: F

Extras (Included in the sale): Range electric cooker.

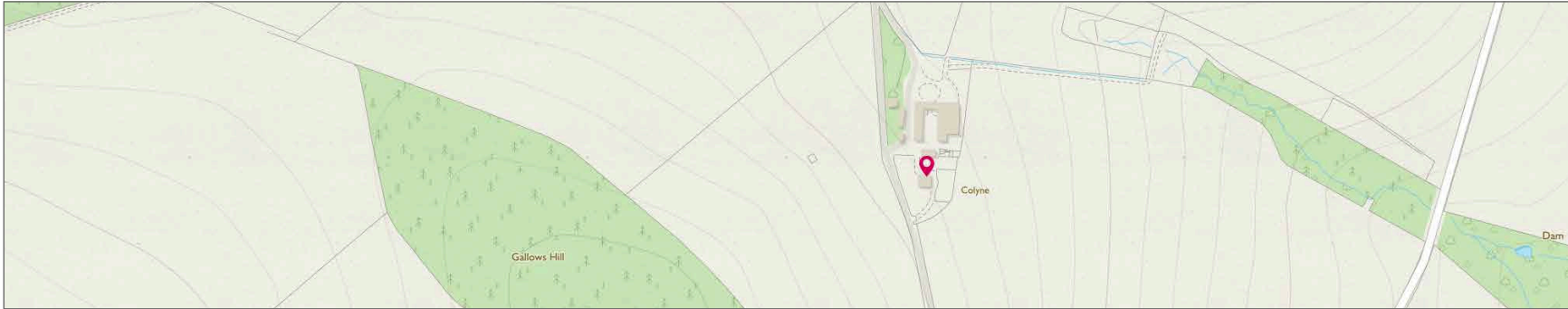


Image credit: <https://www.ondhancesurvey.co.uk/comp.asp/>



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01224 472 441
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description
THOMAS KISSOCK
 Surveyor



Professional photography
SCOTT MARSHALL
 Photographer



Layout graphics and design
ALLY CLARK
 Designer