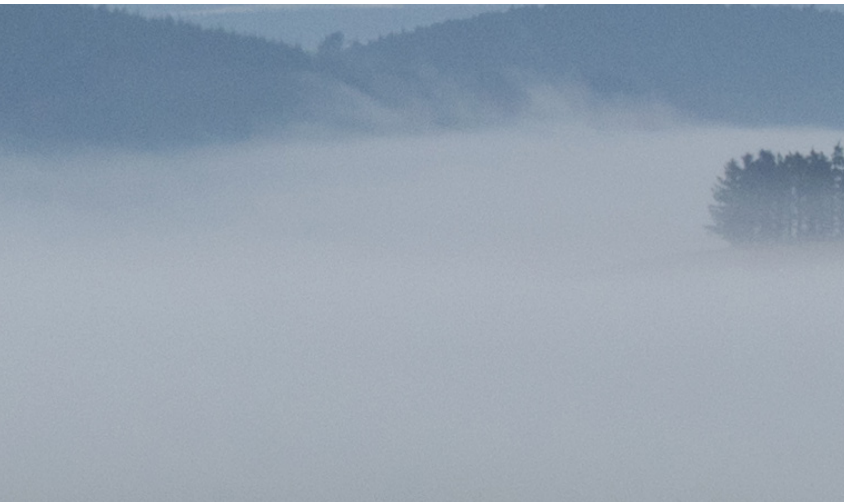
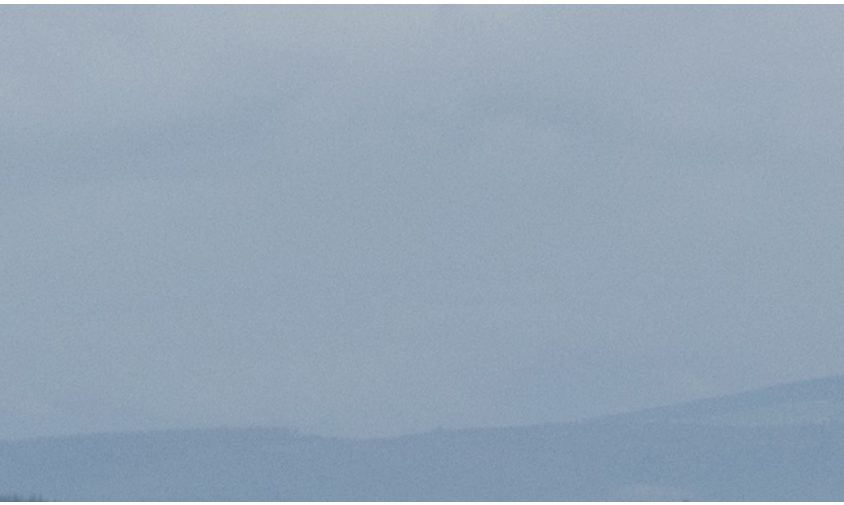




BOGFORTH HOUSE

GLASS, HUNTLY, ABERDEENSHIRE, AB54 4UT


McEwan Fraser Legal
Solicitors & Estate Agents



GLASS

HUNTLY, ABERDEENSHIRE, AB54 4UT

Huntly is a long established and prosperous Scottish market town on the main A96 road approximately 39 miles from Aberdeen and 59 miles from Inverness. It is within easy commuting distance with great mainline rail and other public transport networks. The town has a visible history with lovely traditional architecture. The local area is a big attraction for tourists thanks to its position beside the world famous Speyside whisky trail and Castle Trail as well as its own historical charm. Locally there are numerous sporting activities: Fishing is a very popular past-time with the nearby rivers of Deveron and Bogie which are renowned for salmon and trout. Huntly and the surrounding area also have great golfing opportunities, hiking and cycling trails. The town is also the starting point for the famous Highland Horseback trail, a 200 mile horseback riding route, you also have a swimming pool with skiing at the Nordic Ski Centre and many more. National Trust sites nearby and is a popular tourist centre during the summer months, giving easy access to the Grampians, Cairngorms, Royal Deeside, Strathdon and the Moray Firth. Within the town, there is a good selection of conveniences with a Community Hospital a choice of major supermarkets as well as small bakeries, butchers and grocers. There is also a good selection of useful hardware stores. Pubs, restaurants, cafes, delicatessens and other places to eat and drink. The village of Glass offers primary education with Huntly offering both primary and secondary education. Gordon Primary and The Gordon Schools are high-performing and well-thought-of among the community.



BOGFORTH HOUSE



... IMMACULATE 5 BEDROOM WITH ADJACENT TWO BEDROOM APARTMENT // IDYLIC RURAL COUNTRYSIDE LOCATION WITH HUGE INCOME POTENTIAL...



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cEwan Fraser Legal is delighted to offer an excellent opportunity to purchase a stunning 5 bedroom detached property with an additional adjacent 2 bedroom self contained apartment. Bogforth House has been architecturally designed and built to the current owner's specifications with the use of quality local trades persons. Located just off the A920 in a tranquil rural location approximately 3 miles south of Huntly, and very commutable to the city of Aberdeen by road or rail. This substantial property is set back from the road in approximately 4.18 acres of fantastic gardens and grounds. Offering spacious modern day living accommodation over two floors, the present owners have designed and built this ECO friendly property to an exceptional standard with no expense spared, presented to the market in an immaculate walk-in condition with generous room sizes, full double glazing, eco friendly air source heating system, solar panels and immaculate fresh neutral decor throughout. This substantial property with its adjacent apartment will undoubtedly make a superb family home with room to expand, would suit the extended family or has the potential to operate a small business such as an Air B&B. Early viewing is a must and is highly recommended. Accommodation comprises: Ground Floor hallway providing access to all further accommodation, spacious lounge with wood burning stove with patio doors to the front garden which is open plan to the generous sized integrated dining kitchen, large utility room and formal dining area. Study/bedroom 6 with guest WC. First floor: large landing with open study/office, Master bedroom with en-suite shower room and walk in wardrobe, 4 further double bedrooms and a three piece family bathroom with power shower over the bath. The adjacent apartment has a vestibule leading to the spacious lounge with wood burning stove which is open plan to the kitchen, 2 double bedrooms and a four piece family bathroom with separate shower cubical. Two separate driveways allow access to the garden and ground areas, where there is parking for numerous vehicles. The substantial front garden area is laid mostly to lawn with borders that contain a multitude of plants, shrubs seasonal flowers with a mature hedge giving full privacy to the property. The rear garden is laid to decorative stone chip with various paths interwinding throughout the garden and borders that are awash with colour from various mature plants shrubs, and seasonal potted flowers. A large feature pond with an elevated deck is a perfect place to for entertaining and enjoying the sun. A large double garage/ workshop has power and light with huge storage area in the attic. Adjacent and overlooking the rear garden is a pathway leading to gated and fenced paddocks with woodland extending to approximately 4 acres. A purposely built stable block, field shelter and sand school are perfect for those with an equestrian interests or another potential source of rental income.





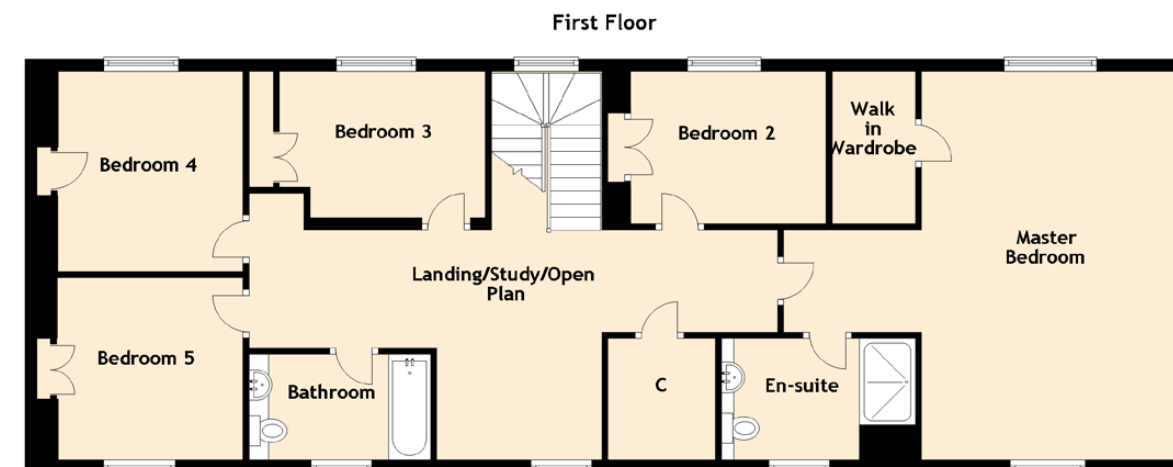
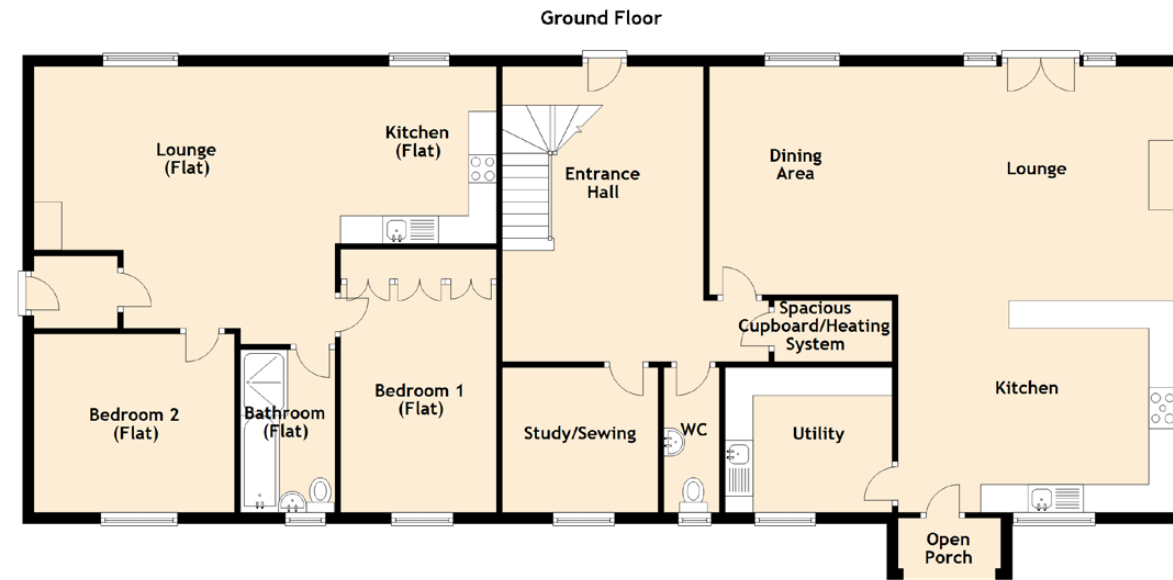


FLAT SECTION
LOUNGE & KITCHEN / BEDROOMS / BATHROOM



SPECIFICATIONS

FLOOR PLAN & EXTRAS



APPROXIMATE DIMENSIONS

(TAKEN FROM THE WIDEST POINT)

Utility	3.00m (9'10") x 2.60m (8'6")
Kitchen	5.00m (16'5") x 3.80m (12'6")
Lounge	5.00m (16'4") x 4.20m (13'7")
Dining Area	3.90m (12'7") x 3.90m (12'7")
Master Bedroom	6.40m (21') x 4.20m (13'9")
En-suite	3.20m (10'6") x 2.00m (6'7")
Bedroom 2	3.60m (11'8") x 3.20m (10'4")
Bedroom 3	3.95m (12'9") x 3.20m (10'4")
Bedroom 4	3.40m (11'2") x 3.30m (10'10")
Bedroom 5	3.40m (11'2") x 3.00m (9'10")
Study/Sewing	2.80m (9'2") x 2.60m (8'6")
Bathroom	3.00m (9'10") x 2.00m (6'7")
WC	2.60m (8'6") x 1.00m (3'3")

Lounge (Flat)	5.50m (18'1") x 5.17m (16'9")
Kitchen (Flat)	3.20m (10'6") x 2.80m (9'2")
Bedroom 1 (Flat)	3.80m (12'6") x 2.80m (9'2")
Bedroom 2 (Flat)	3.60m (11'10") x 3.20m (10'6")
Bathroom (Flat)	2.80m (9'1") x 1.90m (6'2")

GROSS INTERNAL FLOOR AREA (M2) : 230m2

EPC RATING : C

EXTRAS

(INCLUDED IN THE SALE)

All fitted floor coverings, blinds, curtains, and light fittings are included in the sale. Services : Mains electricity and solar panels, private water supply, private drains to septic tank and air source heating system.



PROPERTY LOCATION



EXTERNAL VIEWS


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**Part
Exchange
Available**

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