



**McEwan Fraser Legal**

Solicitors & Estate Agents

01224 472 441

Woodbank Croft

DRUMBLADE, HUNTLY, ABERDEENSHIRE, AB54 6EP

THE LOCATION

DRUMBLADE, HUNTLY, ABERDEENSHIRE, AB54 6EP

Drumblade is a small rural hamlet in Aberdeenshire, historically the site of the Battle of Slioch in December 1307, involving Robert the Bruce. There is also the remains of an ancient stone circle, The Drumblade Stone Circle or Stoneyfield. The idyllic country town of Huntly is approximately 4.5 miles to the west of the property and can trace its origins back as far as the 12th Century, with its stunning castle dating as far back as 1376. Prosperity came to Huntly in the 18th century brought largely by the Linen Manufacturing trade in 1731.

There is pre and primary schooling available at Drumblade Primary School with further primary and secondary education available in Huntly at the highly regarded Gordon Schools. The town of Huntly has a NHS Health Centre, Community Hospital, a choice of major supermarkets, local shops,

restaurants and other eateries. Huntly and the surrounding area have a multitude of sporting activities and pursuits.

The River Deveron and River Bogie are close by, both are renowned for their salmon and trout fishing. Local sports and leisure facilities include golf, bowling, cricket, football, swimming pool, skiing at the Nordic Ski Centre and much more. Easy access to the nearby Cairngorm National Park provides opportunities for hill walking, climbing and skiing.

The nearby towns of Keith and Dufftown are in the heart of the Speyside malt whisky country and its popular whisky and castle trail. Huntly is located on the A96 main road approximately 39 miles from Aberdeen, 35 miles from Elgin, 59 miles from Inverness and is on the main rail and bus route. It is within easy commuting distance of Aberdeen International Airport and Inverness Airport.



WOODBANK CROFT

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Woodbank Croft, Drumblade is located in an elevated rural location with stunning uninterrupted views of the rolling countryside. The property has been upgraded to the highest of specifications allowing for modern-day family living. The living accommodation is set over a single level and benefits from full double glazing, electric heating and immaculate fresh decor throughout. Viewing is an absolute must and the only way to fully appreciate the location and all that this property has to offer. This property would undoubtedly suit the young family with room to grow, the recently retired or the perfect setting for those looking for a peaceful semi-rural lifestyle.

Access from the vestibule to the welcoming hallway leads to all accommodation, the huge reception room with multiple windows ensures that the room is full of natural light with fantastic views. The bright modern dining kitchen includes floor and wall mounted units, contrasting worktops with high-quality appliances and patio doors leading to the back of the property. The adjacent utility room leads to the integrated double garage with work area and allows further access to the garden.

The master bedroom is fitted with full length mirrored wardrobes and an en-suite shower room, two further double bedrooms both have fitted

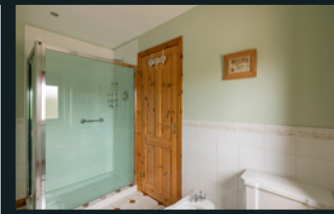
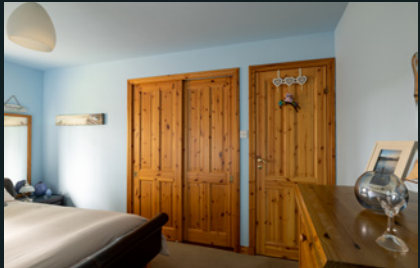
wardrobes and a centrally located four-piece family shower room completes the accommodation. There are also ample storage cupboards throughout the property.

A single private track leads to the property with the perimeter of the garden grounds bounded and gated by either a wrought iron fence at the front and a high hedge, or a fence to the side and rear. The gated secure driveway allows parking for multiple vehicles and storage of a reasonably sized caravan or motor home. These substantial garden grounds are subdivided into different areas, some are laid to lawn with borders containing multiple mature trees, shrubs, plants, and seasonal flowers which are awash with colour throughout the year. There is also a productive vegetable area. Several seating areas ensure that you enjoy the garden, the uninterrupted views throughout the day and are perfect for entertaining and some al-fresco dining. A large wooden pergola and garden shed will remain.

The integrated double garage and work area both have power and light and offer huge potential for further accommodation/office.

The property is serviced with mains electricity, electric heating system and drains to a septic tank to soak away.





SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP

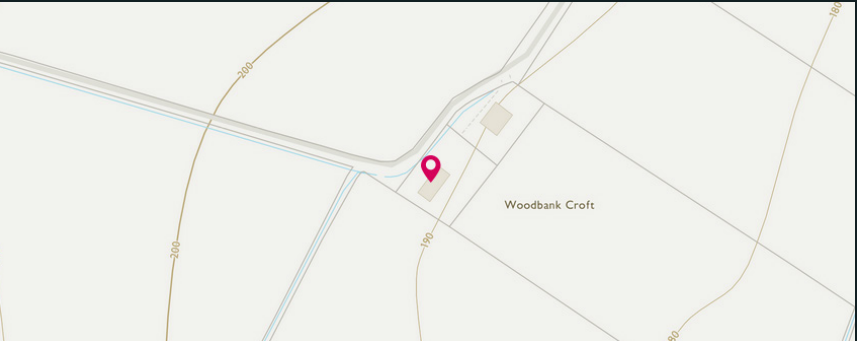
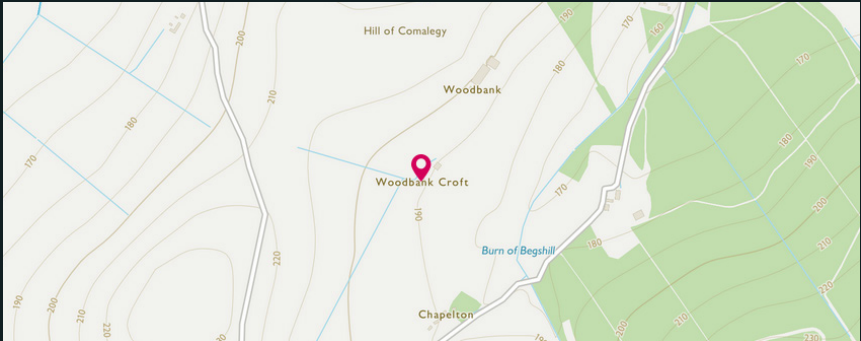


Approximate Dimensions (Taken from the widest point)

Lounge	4.80m (15'9") x 4.70m (15'5")
Kitchen/Diner	6.10m (20') x 3.50m (11'6")
Utility	3.50m (11'6") x 2.70m (8'10")
Bedroom 1	4.10m (13'5") x 3.40m (11'2")
En-suite	2.10m (6'11") x 1.00m (3'3")
Bedroom 2	4.10m (13'5") x 2.70m (8'10")
Bedroom 3	3.20m (10'6") x 2.80m (9'2")
Shower Room	3.20m (10'6") x 1.80m (5'11")

Gross internal floor area (m²): 113m² | EPC Rating: E

Extras (Included in the sale): Included in the sale of this property will be all fitted floor coverings, curtains, blinds and light fittings.





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

Part
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Text and description
PETER REID
 Surveyor



Layout graphics and design
ALLY CLARK
 Designer