



  
**McEwan Fraser Legal**  
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**Wyndunn Cottage**  
WOODHEAD, TURRIFF, ABERDEENSHIRE, AB53 8LT





# TURRIFF ABERDEENSHIRE

AB53 8LT

This white walled cottage is nestled in some spectacular countryside and set back from the B9005 in approximately 1 acre of garden grounds. The tranquil and Historic village of Fyvie is approximately 2.5 miles to the South with the nearby Fyvie Castle dating back to as early as the 13th Century, the village and surrounding area are well known for its beautiful gardens that are awash with colour in the summer. Within the village of Fyvie there is a primary school, general store, hotel and Church.

The country town of Turriff approximately 11 miles to the west lies in the heart of rural Aberdeenshire, south of Banff and Macduff, and at the point where the Burn of Turriff flows into the River Deveron. Turriff is a popular country town, well known for its welcoming community. It has highly regarded primary and secondary schooling, a good range of shops and other facilities which include a swimming pool, bowling stadium, library, community centre, sports centre, golf course with fishing for salmon and trout on the River Deveron and River Ythan.

Aberdeen City is within commuting distance. The city provides all that one would expect from modern-day city living, including a multitude of shopping malls and local shops. There are pubs, restaurants and eateries galore, with fantastic theatres and cinemas to enjoy. Aberdeen is renowned for its fantastic University's, Collages and higher education; there are also some superb recreational and leisure facilities all within easy reach and a multitude of activities for the outdoor enthusiast. Aberdeen city offers excellent bus and rail service with national and international flights being provided from Aberdeen Dyce Airport.





# WYNDUNN COTTAGE WOODHEAD

“Wyndunn Cottage” is a fantastically located white-walled cottage set in a tranquil rural location near the historic village of Fyvie and very commutable to the city of Aberdeen. Located in substantial garden grounds with uninterrupted views over the rolling countryside. The present owner has maintained and upgraded when and where necessary. The property further benefits from full double glazing and oil fed central heating. Early viewing is highly recommended to appreciate all that is on offer.

The bright and airy accommodation comprises of the following: internal hallway providing access to all further accommodation, spacious lounge with large wood burning stove, formal dining room, country kitchen with floor and wall mounted units, studio/potential bedroom three, family bathroom with shower over the bath. A spacious conservatory with garden views. The first floor has two spacious double bedrooms with views from the large picture windows over the rolling countryside. Outside: The spectacular spacious tree-lined gardens of “Wyndunn Cottage “ are ablaze with seasonal flowers, plants, mature shrubs and a fantastic variety of mature and young trees. The garden is laid mostly to lawn with inter-winding walkways and paths through to various vegetable plots, wooded areas and garden areas.

The spacious stone chip driveway allows parking for numerous types of vehicles in front of the stone built outbuilding which has water power and light. There is also a small (securely fenced) paddock at the rear of the property.







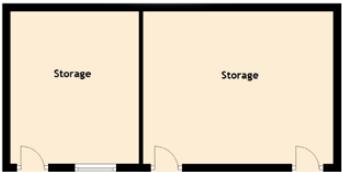
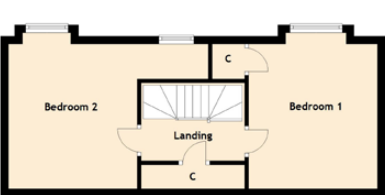
# SPECIFICATIONS

## FLOOR PLAN, DIMENSIONS & MAP

### APPROXIMATE DIMENSIONS (TAKEN FROM THE WIDEST POINT)



Hall	2.40m (7'10") x 1.88m (6'2")
Lounge	4.10m (13'5") x 3.30m (10'10")
Kitchen	3.30m (10'10") x 2.60m (8'6")
Dining Room	4.00m (13'1") x 3.52m (11'7")
Conservatory	4.90m (16'1") x 2.90m (9'6")
Studio	4.10m (13'5") x 2.50m (8'2")
Bedroom 1	3.99m (13'1") x 3.30m (10'10")
Bedroom 2	3.99m (13'1") x 3.30m (10'10")
Bathroom	1.80m (5'11") x 1.71m (5'7")



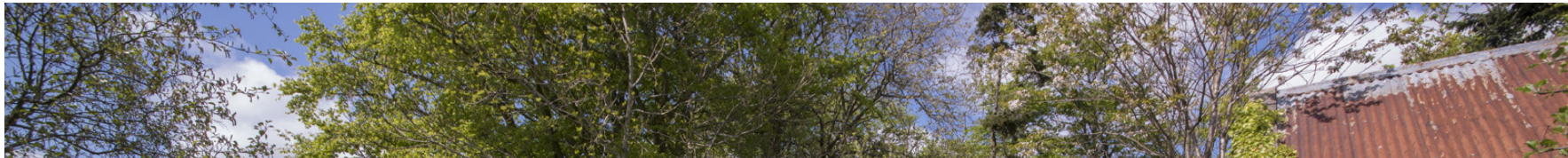
Gross internal floor area (m<sup>2</sup>) : 93 m<sup>2</sup> | EPC Rating : F

Extras (Included in the sale) : All fitted floor coverings, blinds, curtains, and light fittings are included. Services: Mains electricity, main drains and water with oil fired central heating. Please Note: The outbuildings have fantastic potential for future development once all the relevant planning permission & consent has been applied for and granted.



Image credit: <https://www.odinate.survey.co.uk/compare/>





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