




McEwan Fraser Legal

Solicitors & Estate Agents

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1 and 2 Placemill Farm Cottages

FORGUE, HUNTLY, ABERDEENSHIRE, AB54 6DD

Placemill Farm Cottages



PART-EXCHANGE AVAILABLE

McEwan Fraser Legal are delighted to offer a rare opportunity to purchase two adjoining semi-detached houses presenting a marvellous investment prospect with great potential in a beautiful rural part of Aberdeenshire.

Placemill Farm Cottages are located in a tranquil rural location close to the hamlet of Forgue, equidistant from the historic country towns of Huntly and Turriff 9 miles away. Several main arterial road and rail services are close by making for an easy commute to Aberdeen and Inverness. The properties are also adjacent to the famous Scottish Castle and Whisky trails.

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 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 local towns of Keith and Dufftown are linked by Britain's most northerly heritage railway in the heart of Speyside's malt whisky country.

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.

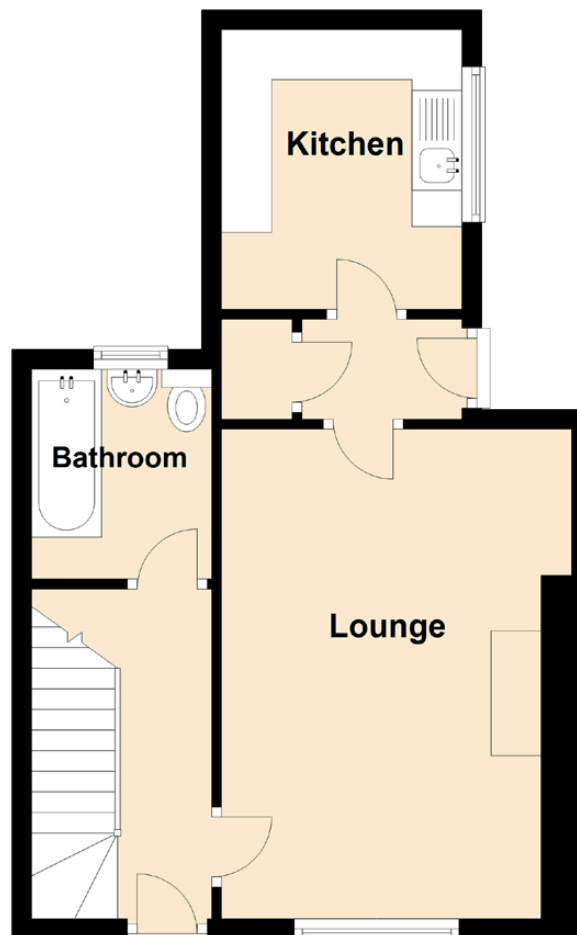


1 Placemill Farm Cottages

Approximate Dimensions
(Taken from the widest point)

Lounge	4.90m (16'1") x 3.50m (11'6")
Kitchen	2.80m (9'2") x 2.40m (7'10")
Bedroom 1	4.20m (13'9") x 3.40m (11'2")
Bedroom 2	3.20m (10'6") x 2.40m (7'10")
Bathroom	2.10m (6'11") x 1.80m (5'11")

Gross internal floor area (m²): 65m²
EPC Rating: F

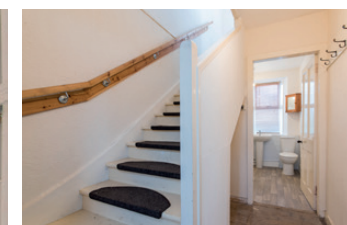


1 Placemill Cottages consists of a two-bedroom home in good decorative order.

This accommodation is set over two levels with the lower floor consisting of entrance hallway, lounge/diner with multi-fuel stove, modern kitchen with ample units, rear vestibule and family bathroom with shower over bath. The upper floor comprises of two bedrooms both with fitted storage.

The property benefits from solid fuel central heating and double glazing.

The garden ground consists mainly of lawn with a concrete shed to the rear.

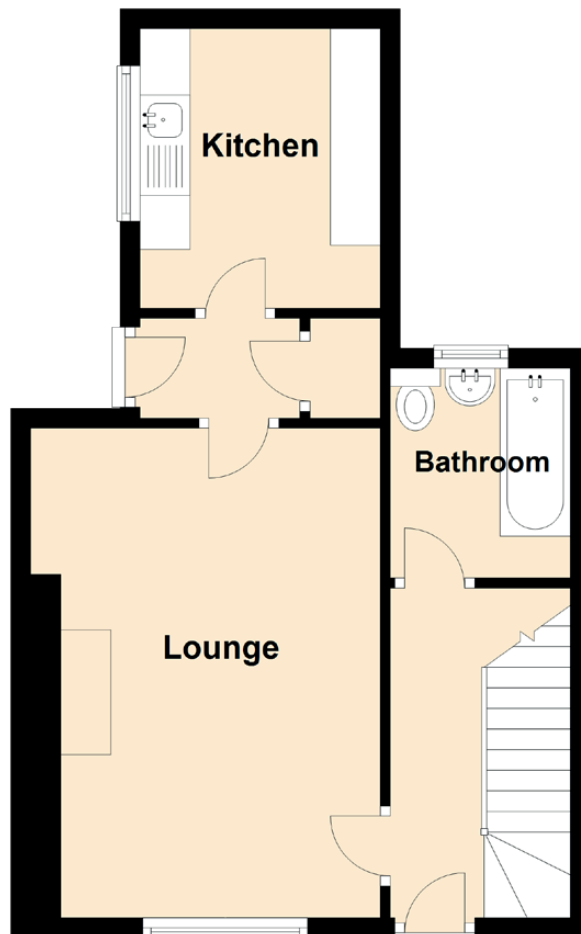


2 Placemill Farm Cottages

Approximate Dimensions
(Taken from the widest point)

Lounge	4.90m (16'1") x 3.50m (11'6")
Kitchen	2.80m (9'2") x 2.40m (7'10")
Bedroom 1	4.20m (13'9") x 3.40m (11'2")
Bedroom 2	3.20m (10'6") x 2.40m (7'10")
Bathroom	2.10m (6'11") x 1.80m (5'11")

Gross internal floor area (m²): 67m²
EPC Rating: G



2 Placemill Cottage has a very similar layout to 1 Placemill Cottage although the property would benefit from a degree of upgrading to bring it up to contemporary living standards. It benefits from electric storage heating and double glazing.

The current set-up would offer a chance for the owner to live in one of the properties and be able to easily service the other as a holiday let creating a rewarding income stream.

The properties are available for purchase separately or both together. If sold together, a lower aggregated sale price may be considered.





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Part
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