



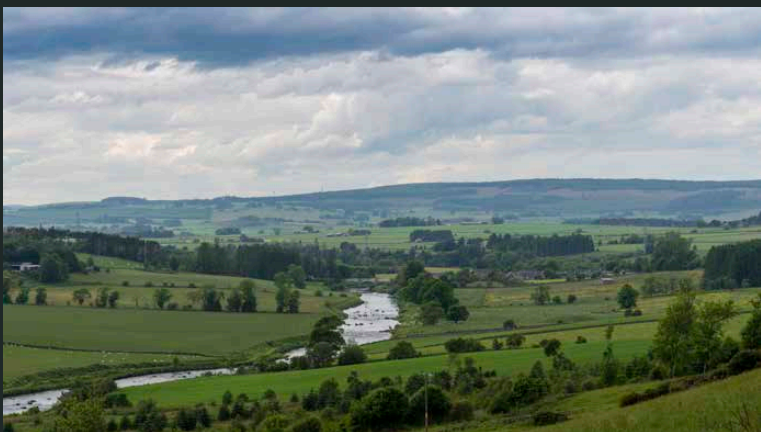

McEwan Fraser Legal

Solicitors & Estate Agents

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The Old School House

SCHOOL ROAD, RUTHVEN, HUNTLY, ABERDEENSHIRE, AB54 4SG



The Location

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ABERDEENSHIRE, AB54 4SG

The village of Ruthven is conveniently located about 3 miles off the A96 between the towns of Huntly and Keith. Huntly, approximately 7 miles away, is a busy little North east town with a population of around 4000 situated on the the main A96 road and rail route between Aberdeen and Inverness. There is a school bus service from Ruthven to the excellent nearby Primary School at Cairnie and the renowned Gordon Schools in Huntly.

It boasts numerous leisure facilities including, swimming pool, links golf course, outdoor bowling green, and a Nordic Ski centre, with several rivers a short drive from this property some of which are renowned for their Trout and Salmon fishing.

Within the town of Huntly there are banking facilities, hotels, restaurants, cafés, pubs, local shops, two major supermarkets and a NHS medical centre and small hospital with a 24 hour minor injuries unit. A comprehensive east coast rail and bus network operates through Huntly with easy access onto the A96 which gives direct routing to Aberdeen, approximately 43 miles to the east and to Inverness 64 miles to the west. Both cities offer excellent rail and bus service, with national and international flights being provided by Aberdeen Dyce Airport and Inverness Dalcross Airport.



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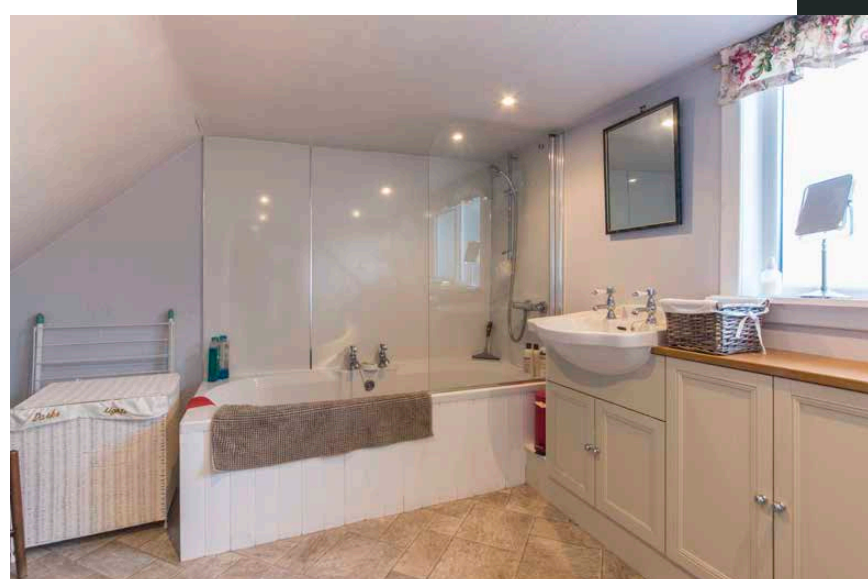
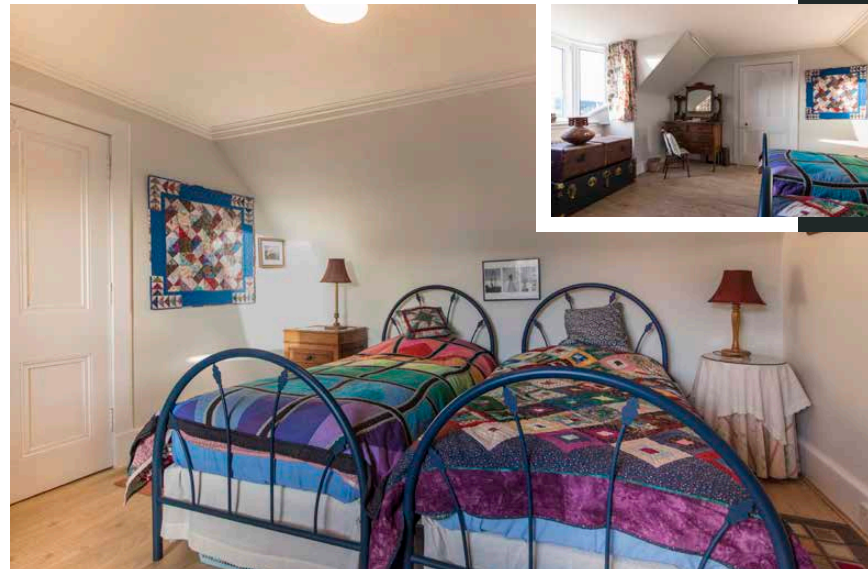
The Old School House is located in the blissfully quaint and quiet village of Ruthven and equidistant to the towns of Huntly and Keith, approximately 8 miles and very commutable to the city of Aberdeen by road or rail. This traditional stone and slate detached property is set back from the road in approximately an acre of walled gardens with fantastic views over rolling countryside. The present owners have continuously upgraded the property to an exceptional standard but have retained a wealth of original features. Benefitting from spacious accommodation over two floors with immaculate fresh neutral decor, double glazing and oil-fed central heating system.

The bright and airy accommodation comprises of the following: rear porch to a spacious country dining kitchen with slate effect floor, a multitude of floor and wall mounted units with contrasting wooden worktops and some integrated appliances, enter to the main hall where you will find two principal rooms providing flexible accommodation. The spacious formal lounge with its dual aspect windows and boasts a fantastic Contura wood burning stove. Reception room two which could also be a formal dining room or bedroom three, a three-piece family shower room completes the ground floor accommodation.

A carpeted staircase with wooden balustrade leads to the first-floor landing with a three-piece family bathroom off the half landing. There are two spacious double bedrooms both have bay windows overlooking the countryside and a small study complete this floor. In addition, there are further storage cupboards on both floors.

A gated gravelled driveway leads to the side of this fantastic School House and provides off-street parking for several vehicles. The garden grounds are gated with a high perimeter wall providing a safe environment for children and pets alike. Mostly laid to lawn with a abundance of mature trees, shrubs, plants and beautiful seasonal flowers. The property further benefits from a large recently constructed summer house with power and light and multi-fuel stove, a perfect office space or further accommodation.





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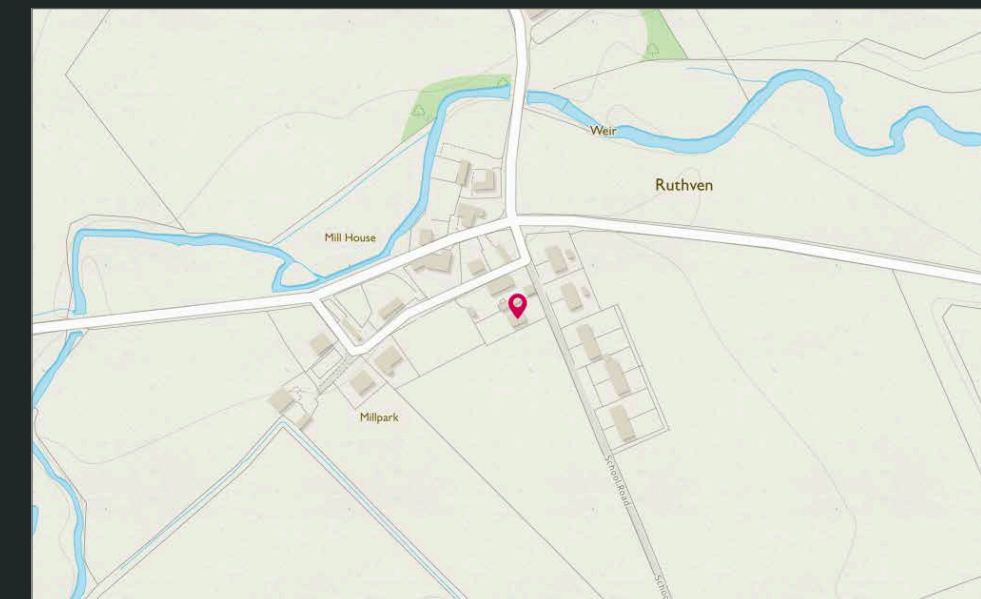
Approximate Dimensions (Taken from the widest point)

Lounge	5.50m (18'1") x 4.20m (13'9")
Kitchen/Diner	8.10m (26'7") x 3.80m (12'6")
Dining Room/Bedroom 3	3.90m (12'10") x 3.60m (11'10")
Bedroom 1	4.50m (14'9") x 4.20m (13'9")
Bedroom 2	4.50m (14'9") x 3.60m (11'10")
Study	2.00m (6'7") x 1.20m (3'11")
Bathroom	3.10m (10'2") x 3.10m (10'2")
Shower Room	3.90m (12'10") x 1.20m (3'11")

Summer House	4.70m (15'5") x 3.70m (12'2")
Metal Shed	2.70m (8'10") x 2.10m (6'11")

Gross internal floor area (m²): 135m² | EPC Rating: E

Extras (Included in the sale): All fitted floor coverings, blinds, curtains, and light fittings.






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Exchange
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