

Baikiehill Farmhouse

ROTHIENORMAN, INVERURIE, AB51 8YY



Spacious four-bedroom rural location which would suit the extended family. Architecturally designed and converted to the highest of specifications.



01224 472 441



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser Legal is delighted to offer to the market this impeccable 4 bedroom 3 bathroom dwelling. Baikiehill Farmhouse has been architecturally designed, extended and built to the highest of specifications by professional trade persons with the highest quality of workmanship being evident at every turn. Offering spacious and versatile living accommodation over two floors, it is presented to the market in an immaculate walk-in condition.

It further benefits from a multitude of stylish fittings and finishing and immaculate fresh neutral decor, full double glazing and oil-fired central heating. This substantial property with its rural location and gardens will make a superb family home with room to grow or would suit the professional or recently retired. Early viewing is a must and is highly recommended you will not be disappointed.

THE LOUNGE



The accommodation comprises a front porch leading to the hall, which leads to all accommodation. There is a super-sized lounge which is flooded with natural light from five sets of windows and also incorporates a family dining area with a wood-burning stove adding that touch of grandeur.

THE KITCHEN



There is a fantastic bespoke kitchen fitted with multiple wall and base-mounted units and superior integrated and standalone appliances. The large central island is the heart of the kitchen which is open plan to a dining and family area and is perfect for entertaining.



THE PLAY ROOM



There is a separate lounge or playroom from the kitchen, and this part of the house also incorporates a double bedroom, and a family shower room and has a stairway leading to a large double bedroom, which is perfect for extended family living.

The utility room, rear garden, and a guest WC can be accessed from the main hall.

UPPER FLOOR BEDROOM (3)



GROUND FLOOR BEDROOM (4)



THE SHOWER ROOM



THE UTILITY & WC





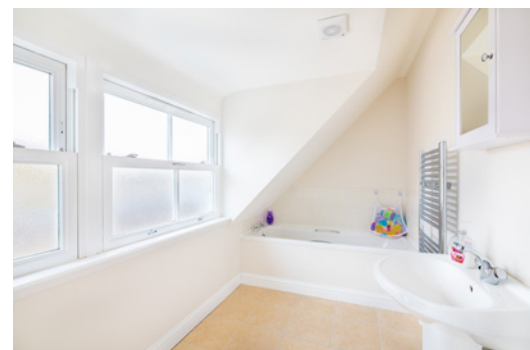
A carpeted staircase with a wooden balustrade leads to the spacious landing which is lovely and bright from the two windows. There is a huge master bedroom with a modern en-suite bathroom and walk-in wardrobe and in addition, there is a further double bedroom also with it's own en-suite bathroom completing the accommodation. There is an abundance of storage facilities and storage cupboards throughout the property.

THE MASTER BEDROOM

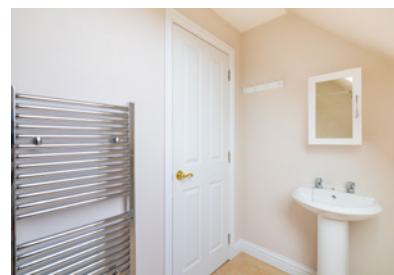
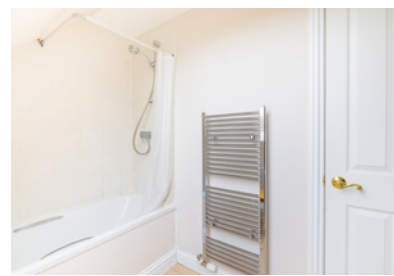




a huge master bedroom with a modern en-suite bathroom and walk-in wardrobe



BEDROOM 2



The extensive garden to the front of the property with views across the open fields is laid mostly to lawn with a perimeter hedge and fence and incorporates a chicken coup which is discreetly hidden. A small boundary wall the length of the property is backfilled with mature shrubs and plants which are awash with colour. There is also parking at the front of the property on a decorative stone drive for multiple vehicles. The rear garden is gated and provides parking for more vehicles. A large stone patio area is a safe environment for children and pets alike, with several areas that are perfect for entertaining, enjoying the sun and some al-fresco dining. The extensive rear gardens are fenced and laid mostly to decorative stone chips with sporadic planting of mature shrubs, plants and seasonal flowers. The wooden workshop completes the garden and will remain.

The property is serviced with mains electricity, private water supply, and drains consisting of a septic tank to a soak away, with oil-fired central heating throughout.

EXTERNALS





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several areas that are perfect for entertaining, enjoying the sun and some al-fresco dining



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions(Taken from the widest point)

Ground Floor

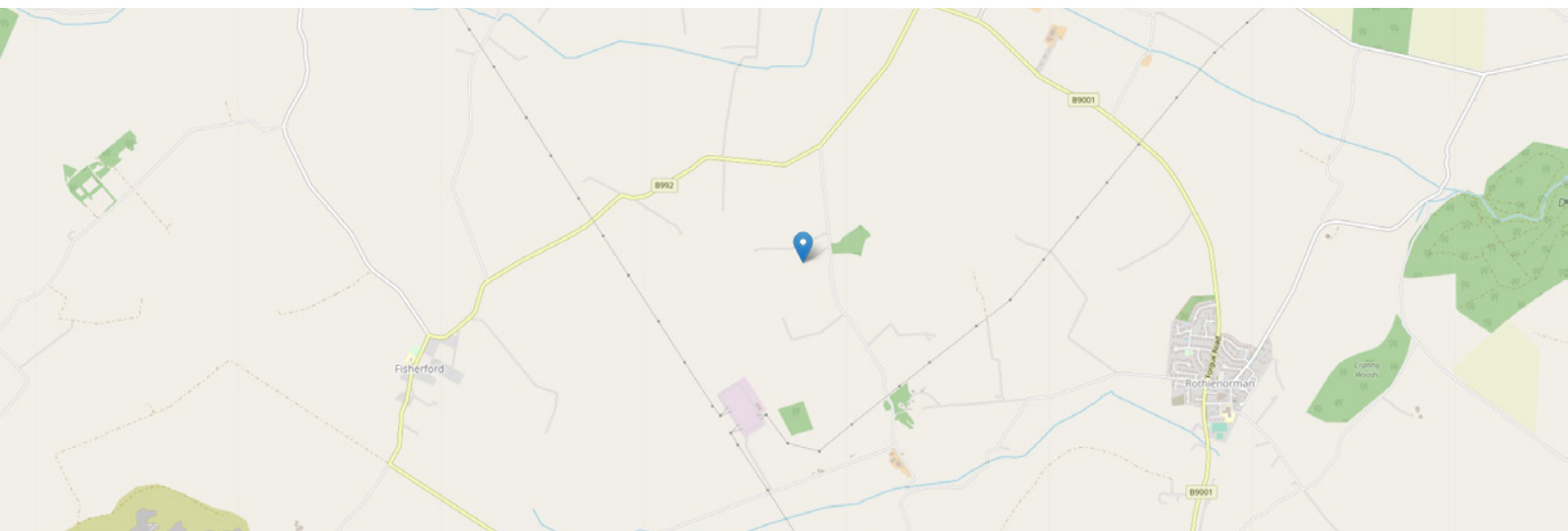
Lounge	13.60m (44'7") x 6.00m (19'8")
Foyer	4.30m (14'1") x 3.20m (10'6")
Utility	3.00m (9'10") x 2.40m (7'10")
WC	2.70m (8'10") x 1.30m (4'3")
Kitchen/Diner	6.80m (22'4") x 6.80m (22'4")
Bedroom 4	3.50m (11'6") x 2.90m (9'6")
Shower Room	2.90m (9'6") x 2.60m (8'6")
Play Room	6.30m (20'8") x 5.60m (18'5")
Porch	2.70m (8'10") x 2.20m (7'3")

First Floor

Master Bedroom	6.90m (22'8") x 6.10m (20')
En-suite	3.40m (11'2") x 1.70m (5'7")
Bedroom 2	7.10m (23'4") x 4.00m (13'1")
En-suite	2.70m (8'10") x 1.80m (5'11")
Bedroom 3	6.00m (19'8") x 4.00m (13'1")

Gross internal floor area (m²): 360m² | EPC Rating: D

Extras: All fitted floor coverings, blinds, curtains, and light fittings are included in the sale. The recently constructed summer house is by separate negotiation.



THE LOCATION

Baikiehill Farmhouse is nestled in spectacular countryside in a small rural hamlet of four properties approximately 3 miles west of the country village of Rothienorman a small village in Aberdeenshire. It boasts a wide range of amenities, including a new build primary school, and secondary schooling is available at Meldrum Academy in Oldmeldrum. Rothienorman is easily commutable to Inverurie, Huntly, Aberdeen, Dyce and Westhill. In the village itself, there is a convenience shop, an Inn and a garage.





Numerous leisure facilities are available in the area. A swimming pool, trampoline park, Garioch Sports Centre, Lochter Activity Centre, horse riding, mountain bike trails and numerous country walks including the Bennachie hills to be enjoyed.

The country town of Turriff approximately 9 miles to the north is in the heart of rural Aberdeenshire and to the south of Banff and Macduff, and at the point where the Burn of Turriff flows into the River Deveron. Turriff is a popular market town, renowned 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, and golf course with salmon and trout fishing on the Rivers Deveron and Ythan. A comprehensive east coast bus network operates through Turriff with the city of Aberdeen within easy commuting distance, approximately 30 miles to the east providing all that one would expect from modern-day city living.

Aberdeen is renowned for its fantastic universities, colleges and higher education. Aberdeen city offers excellent bus and rail service with national and international flights being provided from Aberdeen Dyce Airport.




Solicitors & Estate Agents

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

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Available**



Text and description
PETER REID
Area Sales Manager



Layout graphics and design
ALLY CLARK
Designer

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