

# Bogie Cottage

GARTLY, HUNTLY, AB54 4QA



*A pristine, modernised, two-bedroom traditional stone and slate detached cottage in Gartly*



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McEwan Fraser Legal is delighted to present Bogie Cottage, a pristine, modernised, two-bedroom traditional stone and slate detached cottage discreetly off the A97 five miles south of Huntly in rural Gартly.

The property is presented in a classic style with a modern twist. Inside, the simple layout of the property is its strength.

# THE LOUNGE



Enter via the front door to a small hall with stairs to the first floor. The comfy wood-paneled lounge carpeted with a beautiful feature open fire and views onto Old Military Road is on the right.



From the hall, on the left, is a formal dining room with natural wood flooring and dual-aspect windows, through to a country kitchen laid out ergonomically with excellent cupboard space. Beyond the kitchen is a spacious triple-aspect sunroom which overlooks the rear garden.

# THE DINING ROOM





# THE KITCHEN & SUNROOM





# THE BATHROOM



The door under the stairs leads to the well-appointed family bathroom, finished to the highest standards with a tiled splashback with a rainshower/shower combination over the bath, plus a light and shaver socket.

The stairs lead to the two double bedrooms, as is standard with these traditional properties; the display area underneath the Velux window offers a selection of books but would suit a variety of displays. Both bedrooms are good size doubles; neither has built-in storage, but both rooms have dormer windows. There are two ample cupboards on the landing.



# BEDROOM 1





# BEDROOM 2





Externally, the property has a drive to the side of the house that leads to exceptional rear off-road parking, a garage and a workshop. There is parking for multiple vehicles. Moreover, a large fenced lawn garden offers an elevated decking area and complete privacy. There is no garden to the front—the property benefits from oil heating and double glazing.

Bogie Cottage is a rare opportunity to acquire a rural property within easy reach of Huntly in immaculate walk-in condition.

## EXTERNALS & VIEW

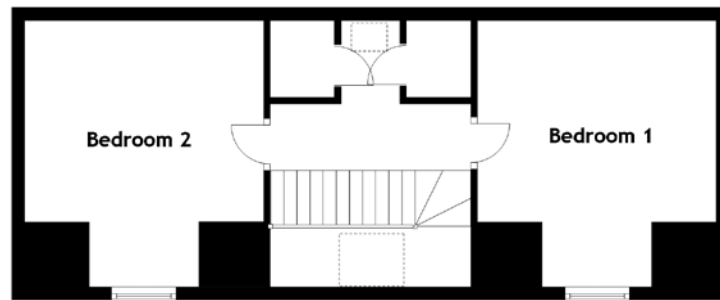
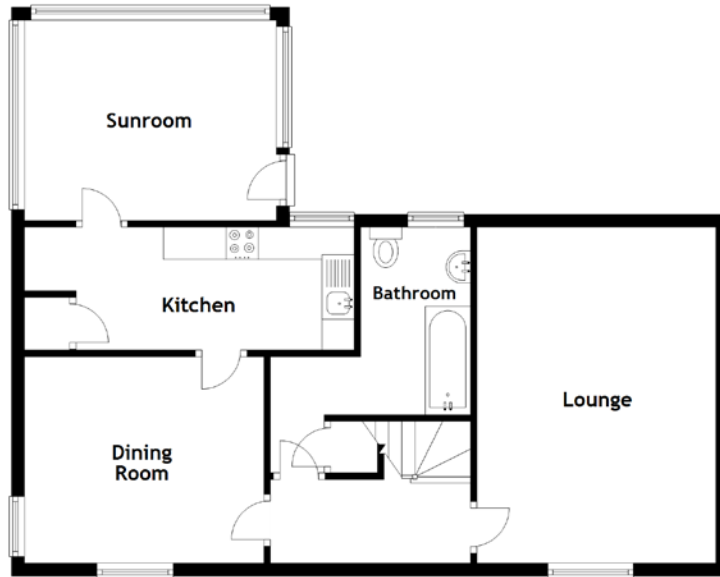








# FLOOR PLAN, DIMENSIONS & MAP

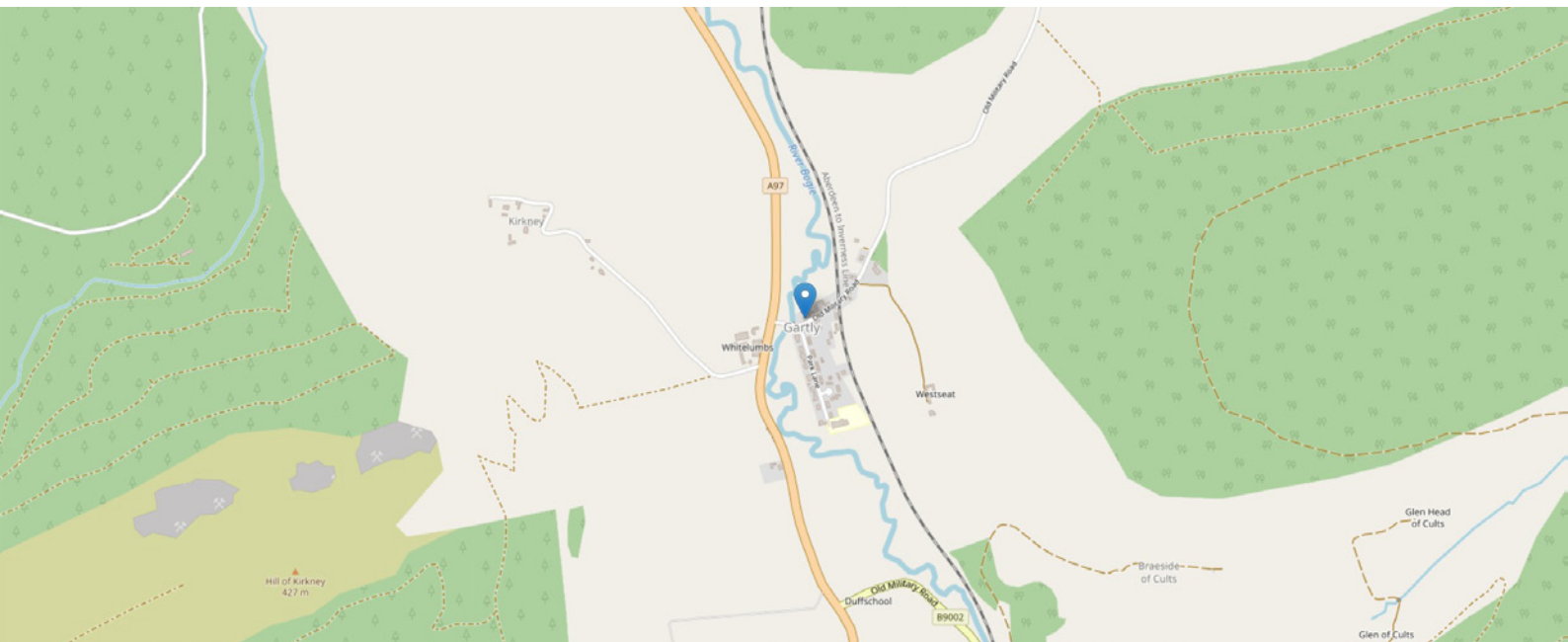


Approximate Dimensions (Taken from the widest point)

Lounge 5.20m (17'1") x 3.70m (12'2")  
 Dining Room 3.70m (12'2") x 3.19m (10'6")  
 Kitchen 4.30m (14'1") x 1.90m (6'3")  
 Sunroom 3.90m (12'10") x 3.10m (10'2")

Bathroom 2.90m (9'6") x 2.26m (7'5")  
 Bedroom 1 4.10m (13'6") x 3.70m (12'2")  
 Bedroom 2 4.10m (13'6") x 3.70m (12'2")

Gross internal floor area (m<sup>2</sup>): 115m<sup>2</sup>  
 EPC Rating: E





# THE LOCATION

Gartly is an inland hamlet in a charming rural setting by the A97, some 5 miles south of Huntly, and sits on the River Bogie, a tributary of the River Deveron. This house which takes its name from the river provides the ideal opportunity to build your own life in the Scottish Highlands, whether it is an idyllic retreat or a permanent residence you have in mind.







The property is convenient for Huntly, a bustling town with a population of around 5700 situated on the A96 main road and rail route between Inverness and Aberdeen and 11 miles from Insh Railway Station. It is located just off the A97 in the blissfully quiet village of Gartly; nearby, Huntly boasts numerous leisure facilities, a swimming pool, a links golf course, outdoor bowling green and a Nordic Ski Centre. Several famous trout and salmon fishing rivers are nearby this property.

At Huntly, there is easy access to the A96 for Aberdeen, thirty-six miles to the southeast and Inverness, 70 miles to the northwest. Both cities offer excellent rail and bus services, with national and international flights provided by Aberdeen Dyce Airport and Inverness Dalcross Airport.



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