

1 Bruntland Cottages

RHYNIE, HUNTLY, ABERDEENSHIRE, AB54 4HN



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McEwan Fraser Legal is delighted to present this two-bedroom traditional stone and slate cottage near Rhynie in rural Aberdeenshire. The property sits not far from Tap 'o' Noth and offers a real taste of country living on a beautiful 2-acre plot only four miles from Rhynie, showcasing terrific countryside views and genuine privacy is in excellent condition and is available immediately.

THE CONSERVATORY



Entering the property via the conservatory at the front of the property. The conservatory is a lovely bright triple-aspect space where you can sit in all weathers to read or relax. It also serves as a storm porch for the small hallway, providing all accommodation access. Under the stairs is a very convenient and unusual WC. On your immediate right is the family lounge, a snug, cosy room with a log-burning stove and picture rail.

THE LOUNGE



THE KITCHEN/DINER



To the left of the hallway is a fabulous modern open-plan kitchen/diner with a built-in breakfast bar and space for a dining table with ample storage and natural wood floor. There is also a multi-fuel stove (back boiler) with a stone hearth which feels traditional with a modern twist. The kitchen has a ceramic hob, an electric oven, and an under-counter fridge. Off the kitchen/diner are two further rooms, a good-sized utility room offering considerable additional storage and a door leading to the garden. Finally, there is the family shower room, a modern tiled floor and splashback which is bright and airy with a heated towel rail.



THE UTILITY & WC



THE SHOWER ROOM



Climbing the traditional staircase to the sleeping accommodation are two double bedrooms. Neither room has built-in storage, but both have substantial velux windows ensuring plenty of natural daylight. A large hall storage cupboard completes the property.

The property is double-glazed throughout, with oil central heating. A septic tank serves the property. Moreover, a private water supply from the hill with a reservoir and filter system.



BEDROOM 1



BEDROOM 2



Externally the property sits on a sizeable two-acre plot, including a paddock, garden, mature woodland and vegetable plot. Furthermore, three brick stables (currently used as storage) could quickly be returned to stables. A former rail goods carriage, timber clad with power (now storage), would be perfect as a separate work-from-home space.

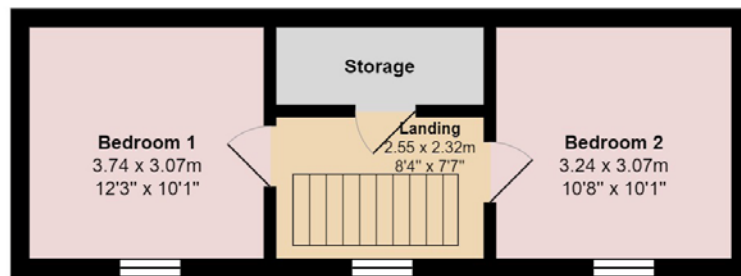
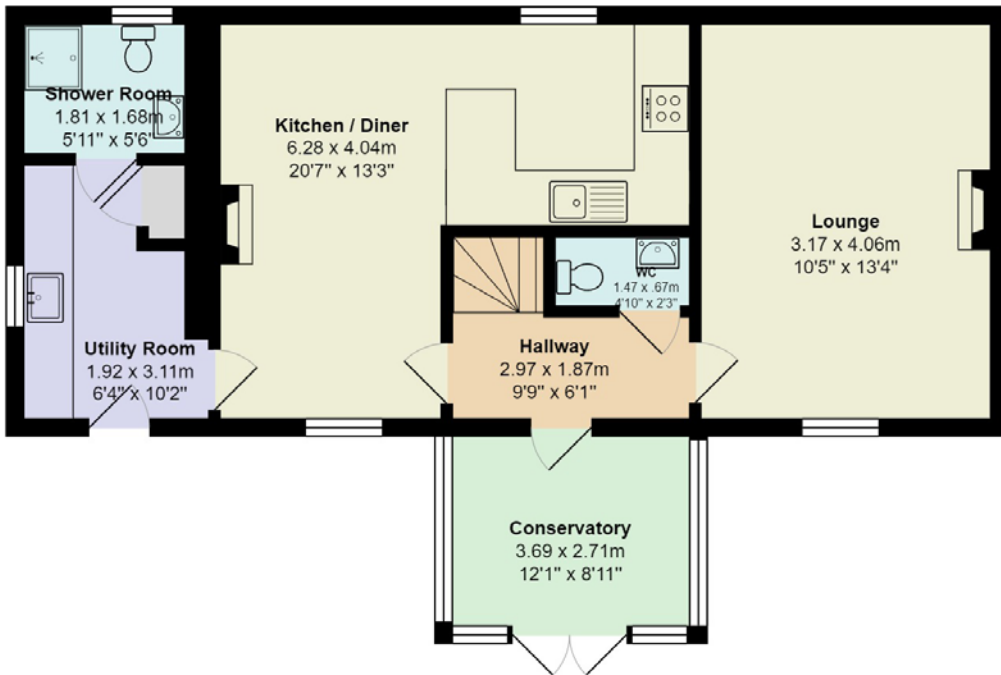
In addition to this, the property includes off-road parking, a substantial garden mainly laid to lawn both front and back, plus a wood storage shed. Bruntland Cottage presents a rare opportunity to acquire a traditional stone cottage in a stunning rural setting with outstanding countryside views and regular sightings of Pinemartin, Wild Cat and Deer.

EXTERNALS & VIEW



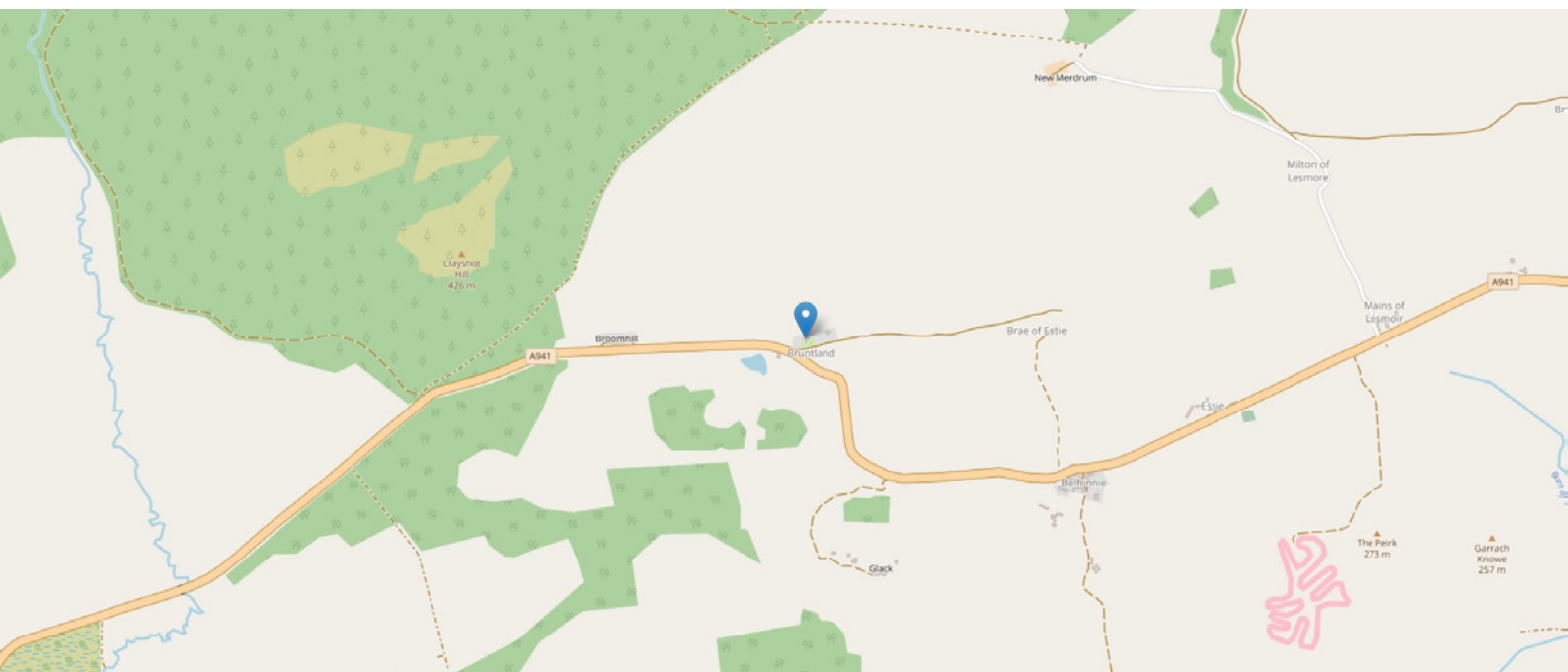


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 95m² | EPC Rating: F



THE LOCATION

1 Bruntland Cottages is a rural location 4 miles west of Rhynie, a blissfully quiet country village with a strong sense of community spirit. Providing all the local amenities one would expect: pre-school & primary schooling, local shop, post-office and Hotel.





The property is located just off the A97, approximately 8 miles South of Huntly and about 11 miles North of Alford; both provide excellent secondary and higher education. The town of Huntly is a busy town with a population of around 4000 situated on the main road and rail routes between Inverness and Aberdeen. It boasts numerous leisure facilities, including a swimming pool, links golf course, outdoor bowling green, and a Nordic Ski centre. Within Huntly are banks, restaurants, cafés, pubs, two major supermarkets, and numerous churches. The east coast Bus network operates through Rhynie and Huntly. Easy access onto the A97 and the A96 gives direct routing to Aberdeen, approximately 35 miles to the East The city of Aberdeen offers other excellent rail and bus services, with national and international flights from Aberdeen Dyce Airport.




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