




McEwan Fraser Legal

Solicitors & Estate Agents

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Placemill Cottage

FORGUE, HUNTLY, AB54 6DD

THE LOCATION



Placemill Cottage is 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 routes and a rail service are close by making for an easy commute to Aberdeen and Inverness. The property is close to the famous Castle and Malt Whisky trails.

Schooling is available at Forgue Primary, with the larger towns of Huntly and Turriff offering a variety of services ranging from primary and secondary schools, a multitude 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 nearby Highland 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.



PLACEMILL COTTAGE



Placemill Cottage is a traditional stone and slate cottage benefiting from a comprehensive renovation by the current owners. Maintained to the highest of specifications this cottage offers spacious modern-day living accommodation over two levels, further benefiting from oil-fired central heating throughout and double-glazed windows and doors. The property must be viewed to fully appreciate the size of the accommodation and the tranquil location which it offers. Placemill Cottage would suit a large family, a young family seeking room to grow or a professional working from home. It is also a potential B&B.

The accommodations consists of a rear hall, guest WC, study, library, formal lounge open plan to the dining area, leading to the spacious kitchen/diner, bedroom 4, family bathroom with mains over bath shower and sun room. The first floor consists of three further double bedrooms, one with en suite shower room as well as a central dressing room and another family bathroom with mains shower over the bath. There are ample power sockets, telephone points and USB charging ports throughout the property.

A tree-lined tarmac driveway leads to a substantial parking area for several vehicles. The gardens that surround the property are laid mostly to lawn with borders bursting with a mixture of mature trees, hedges, plants and shrubs. Seasonal plants and flowers add a fantastic array of colour. This spacious private garden is gated, walled and fenced on all sides, providing a safe environment for children and pets as well as glorious space for entertaining or simply enjoying the sun.

There are two wooden sheds with power and light, an aluminium and polycarbonate greenhouse and a small wildlife pond. Outside water taps, electric sockets and exterior lighting are located throughout the garden.

A recently-acquired stone outbuilding requires renovation but is a fantastic addition to this property and could be converted to form a workshop or holiday accommodation subject to appropriate consents.



AN IDYLIC
COUNTRYSIDE
LOCATION
WITH
SUBSTANTIAL
GARDEN
GROUNDS



SPECIFICATIONS



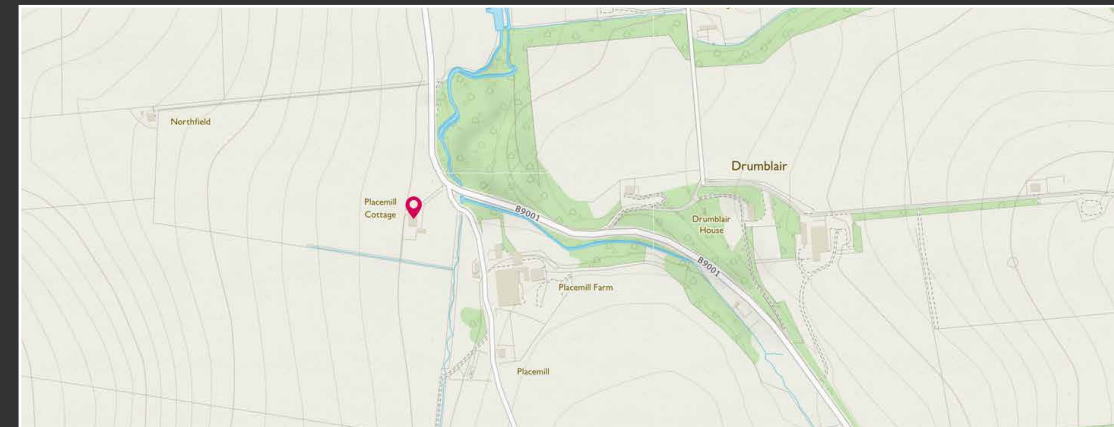
Approximate Dimensions
(Taken from the widest point)

| | |
|---------------|---------------------------------|
| Dining Room | 5.30m (17'5") x 4.10m (13'5") |
| Lounge | 4.80m (15'9") x 4.40m (14'5") |
| Kitchen | 4.10m (13'5") x 4.00m (13'1") |
| Bedroom 1 | 4.60m (15'1") x 2.50m (8'2") |
| Bedroom 2 | 3.60m (11'10") x 3.30m (10'10") |
| Bedroom 3 | 3.60m (11'10") x 3.20m (10'6") |
| Bedroom 4 | 4.20m (13'9") x 3.80m (12'6") |
| Library | 5.80m (19') x 3.00m (9'10") |
| Study | 3.90m (12'10") x 2.10m (6'11") |
| Dressing Room | 3.20m (10'6") x 2.60m (8'7") |
| Bathroom | 3.20m (10'6") x 1.80m (5'11") |
| Bathroom | 2.50m (8'2") x 1.80m (5'11") |
| En-suite | 2.50m (8'2") x 1.20m (3'11") |
| WC | 1.10m (3'7") x 0.90m (2'11") |

Gross internal floor area (m²): 198m²

EPC Rating: F

Extras (Included in the sale): All fitted floor coverings, blinds, curtains, integrated kitchen appliances and some light fittings. Other soft furnishings are available by separate negotiation.






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