

Strathalmond Cottage

NEWTON, INSCH, AB52 6SJ



*Strathalmond is a rare opportunity to acquire
an excellent-condition family home with a
small business capability*



01224 472 441



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk

McEwan Fraser Legal is delighted to offer an excellent opportunity to purchase Strathalmond Cottage, an attractive traditional five-bedroom detached property situated on circa 2/5 acre at Newton near Inverurie, sitting in a rural location but only 0.5m from the A96, which offers easy commuting for Aberdeen, Inverurie, Huntly or Inverurie. The property has been a family home, with a small Garage repair business operating out of the L-Shaped Stone Steading. Strathalmond would lend itself to various roles with space for development.

THE LOUNGE



The accommodation is over two levels and consists of an entrance hall, a spacious lobby, a sizeable lounge with a multi-fuel stove, a large kitchen with a ceramic hob and ample fitted storage, two double bedrooms, and a family shower room.

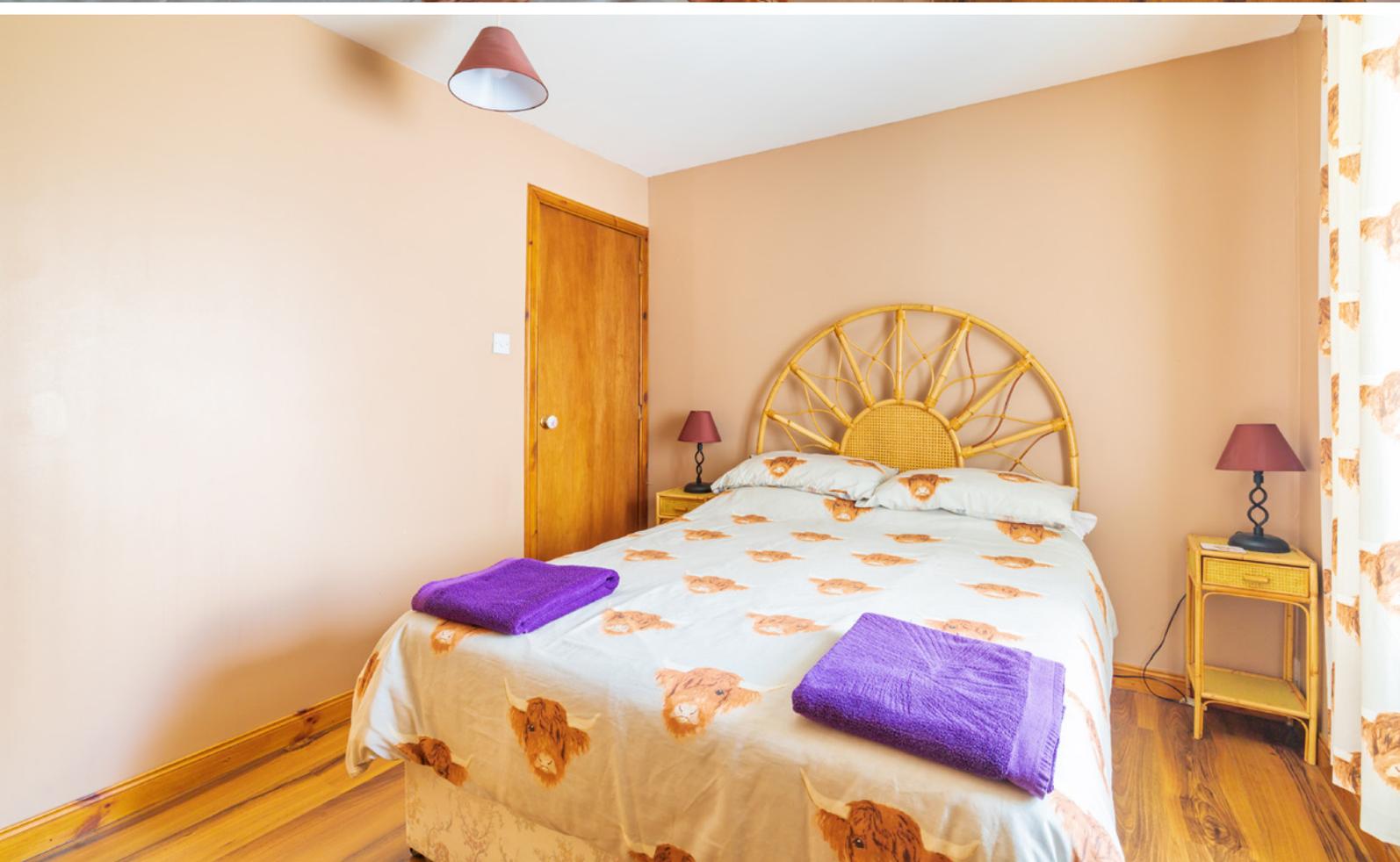
THE KITCHEN



THE GROUND FLOOR SHOWER ROOM



GROUND FLOOR BEDROOM





Moving upstairs, which is carpeted, are three double bedrooms and a sizeable attic storage space. A convenient modern shower room with a large double shower completes the property.

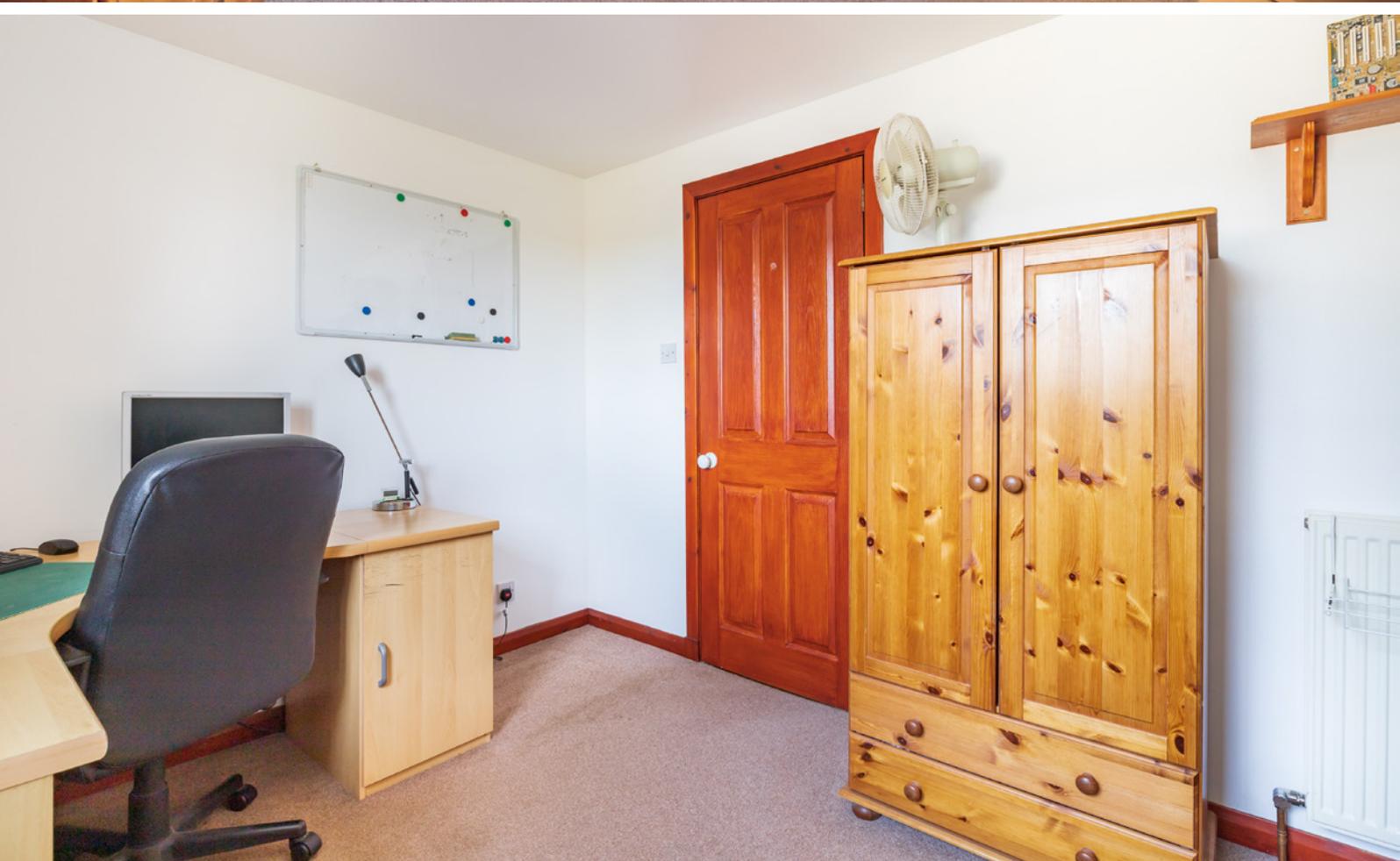
THE FIRST FLOOR SHOWER ROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3

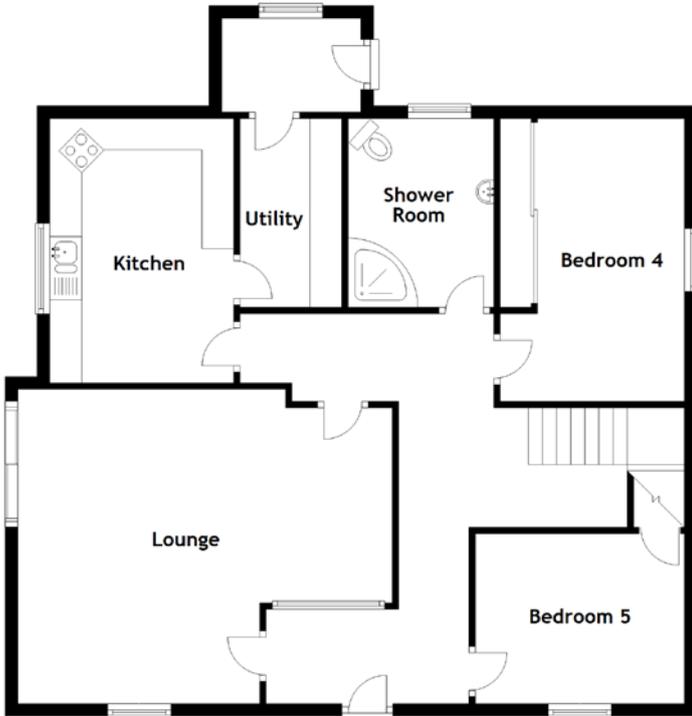


Strathalmond is a rare opportunity to acquire an excellent-condition family home with a small business capability. The property sits in an enclosed and generous garden with extensive lawn areas plus a large stone patio perfect for entertaining or barbequing with a long driveway and parking for multiple vehicles. Moreover, a sizeable L-Shaped steading/workshop is currently run as a car repair and servicing business, plus a second utility shed. The property also benefits from oil central heating and double glazing.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

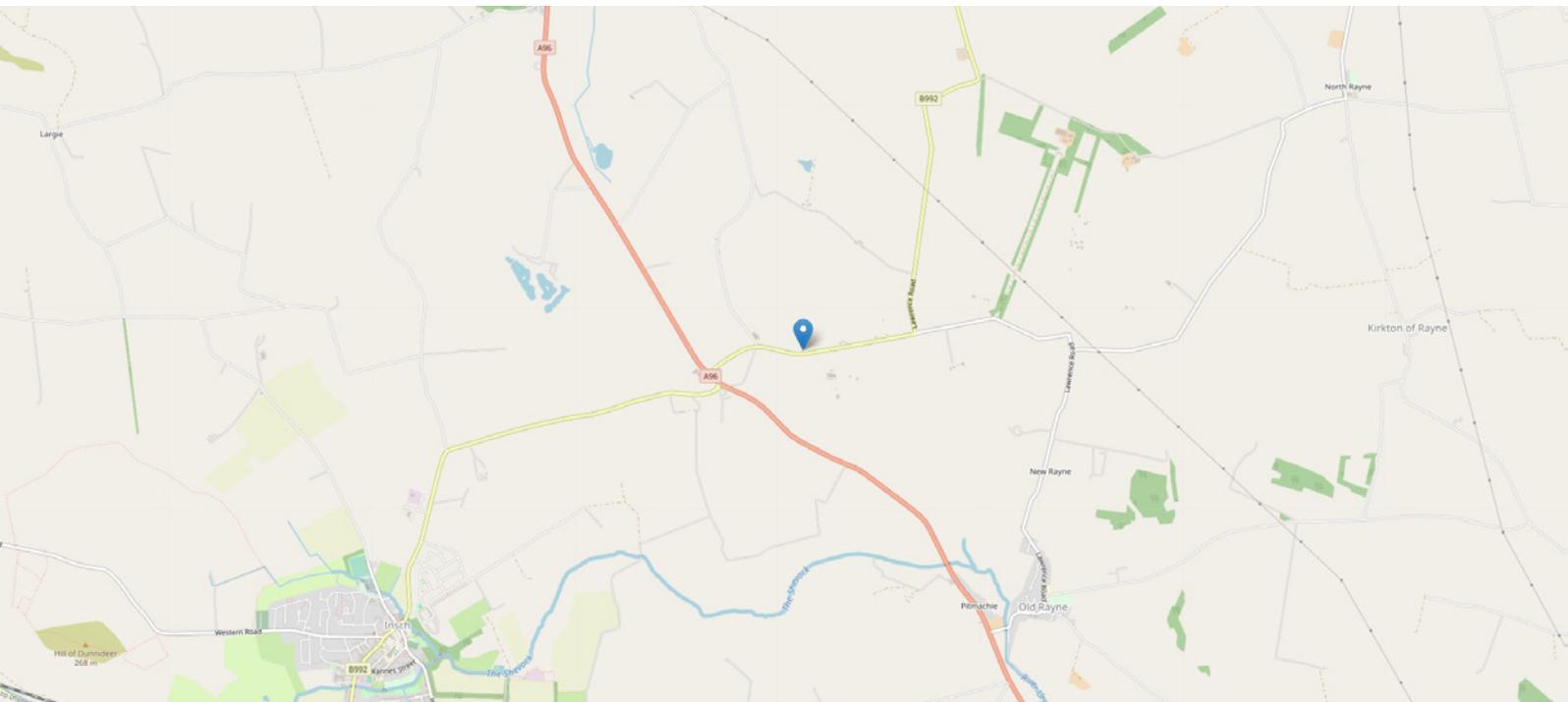
Ground Floor

Lounge	5.90m (19'4") x 5.00m (16'5")
Kitchen	4.20m (13'10") x 2.90m (9'6")
Utility	3.00m (9'10") x 1.60m (5'3")
Bedroom 4	4.50m (14'9") x 2.90m (9'6")
Bedroom 5	3.30m (10'10") x 2.70m (8'10")

First Floor

Shower Room	3.00m (9'10") x 2.30m (7'7")
Bedroom 1	4.60m (15'1") x 3.40m (11'2")
Bedroom 2	3.90m (12'10") x 2.70m (8'10")
Bedroom 3	4.60m (15'1") x 3.50m (11'6")
Shower Room	2.80m (9'2") x 2.10m (6'11")

Gross internal floor area (m²): 169m²
EPC Rating: D



THE LOCATION

Strathalmond Cottage sits in the country hamlet of Newton in a beautiful countryside location approximately 3 miles east of Insch and 0.5 miles from the A96, within easy commuting distance of Huntly and Inverurie and all Aberdeenshire business areas.





Old Rayne has pre and primary schooling available. All the usual facilities can be found in the town of Inverurie; a superb range of schooling and higher education can be found locally with several banking options, major NHS health centres, local shops, post office, major supermarkets, restaurants, cafés, a multitude of tearooms, delicatessens, hotels and pubs, all of which add to the appeal of this area. Numerous leisure facilities and centres are available in the area catering for all ages, such as horse riding, mountain bike trails, fishing and numerous country walks. A comprehensive East Coast bus network is available with the East Coast Rail Network operating through Inverurie, providing a link to Inverness and Aberdeen. Aberdeen Dyce Airport delivers national and international flights approximately 30 miles from the property.



McEwan Fraser Legal
Solicitors & Estate Agents

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

Part
Exchange
Available



Text and description
JAY STEIN
Area Sales Manager



Layout graphics and design
ALLY CLARK
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.