

Springfield Croft

ABERCHIRDER, HUNTLY, ABERDEENSHIRE, AB54 7QY



COMFORTABLE PRIVATE PLOT SHOWCASING
TERRIFIC COUNTRYSIDE VIEWS



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McEwan Fraser Legal is delighted to present this three-bedroom, fully modernised detached cottage near Aberchirder. The property sits deep in rural Aberdeenshire and offers a real taste of country living on a comfortable private plot showcasing terrific countryside views and is in pristine walk-in condition and available immediately.



Entering the property via the vestibule at the side of the cottage, you open into a fabulous modern open-plan kitchen/diner with space for a dining table with vinyl flooring. The bright (dual aspect + Velux), well-equipped modern kitchen has a ceramic hob, a Samsung electric oven, a dishwasher and a wine cooler with superb levels of mixed storage.





There is a spacious family lounge with patio doors that open directly onto a stone patio which is also lovely and bright from the ceiling light tunnels. A T-shaped hallway accesses the sleeping accommodation.



The main bedroom benefits from an en-suite with a jacuzzi bath, heated towel rail, ceiling lights, and underfloor heating, and is fully tiled. Moreover, french doors open into a lovely triple-aspect sunroom where you can sit in all weathers to read or relax. A further modern shower room is next to the large, fully tiled utility room, which has space for various white goods, the boiler, and considerable additional storage, completing the property.







Bedroom 2



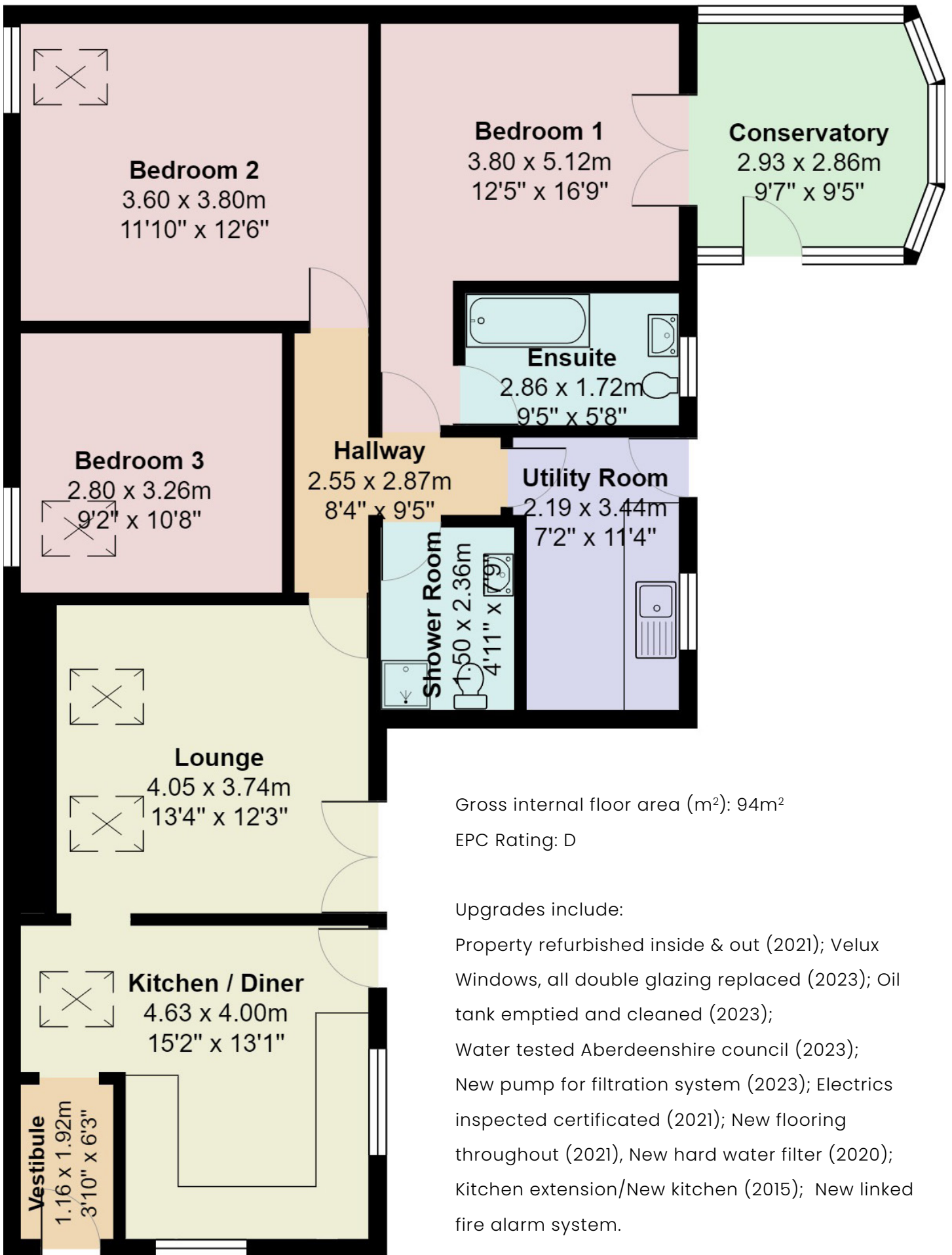


Bedroom 3









Gross internal floor area (m²): 94m²

EPC Rating: D

Upgrades include:

Property refurbished inside & out (2021); Velux Windows, all double glazing replaced (2023); Oil tank emptied and cleaned (2023); Water tested Aberdeenshire council (2023); New pump for filtration system (2023); Electrics inspected certificated (2021); New flooring throughout (2021), New hard water filter (2020); Kitchen extension/New kitchen (2015); New linked fire alarm system.

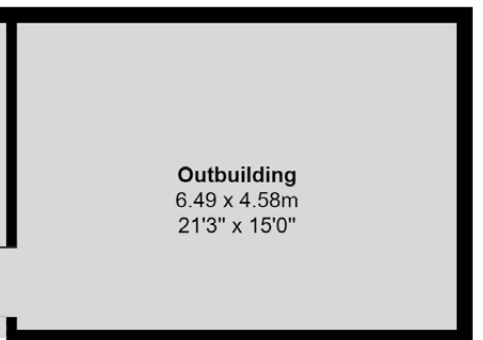
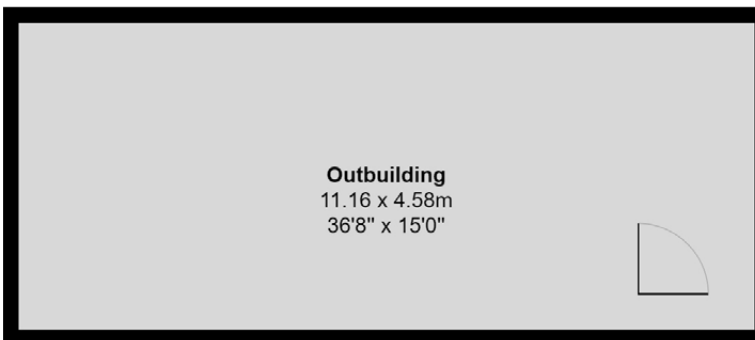


The property is double-glazed throughout, with oil central heating. A septic tank serves the property. Moreover, a private water supply from the hill with a reservoir and filter system. Externally is where the actual value of the property becomes apparent. There are several outbuildings, all with power and light, and a wooden shed - a wrap-around white picket-fenced stone patio.

In addition to this, the property includes off-road parking (EV charging point) and a substantial garden mainly laid to lawn and shrubs. Springfield Croft presents a rare opportunity to acquire a fully refurbished and recently modernised traditional cottage in a stunning rural setting with outstanding countryside views.

The Property



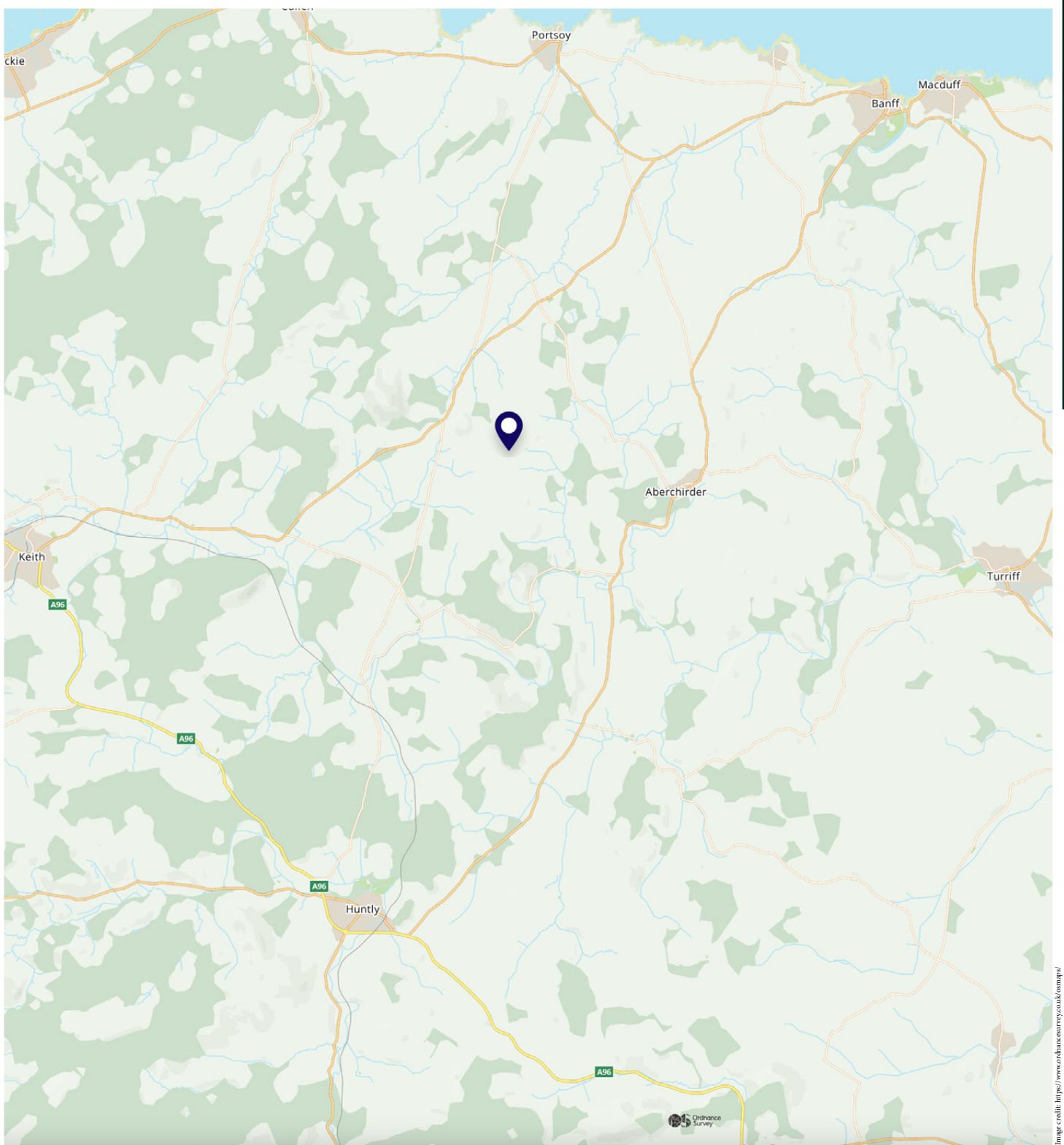


The Outbuildings



Springfield Croft is located 4 miles west of Aberchirder in the heart of Aberdeenshire, nine miles south of the stunning Moray coastline and approximately twelve miles north of Huntly. The village is well known for its welcoming, proactive community and has many local groups and organizations, including a district committee, men's shed, sports clubs and craft groups. Local facilities and amenities include a GP surgery, pharmacy, post office, primary school, library, and supermarket. There is also a community fitness gym, community garden and community-owned woodland walks. The area is widely known for its tourism and agriculture business, with some of the best Scottish/UK food and drink grown and produced in Aberdeenshire. The surrounding countryside, coastlines and woodlands are ideal for walkers and cyclists.

Aberchirder is close to the very popular Aberdeenshire Castle Trail and the world-renowned Speyside whisky region, within a twenty minutes drive. There are six golf courses within a ten-mile radius of Aberchirder, including The Royal Tarlair at Macduff and the Royal Duff House in Banff. Fishing for salmon and trout at the Bridge of Marnoch on the River Deveron, a popular tourist destination, is only two miles from Aberchirder. The nearest rail facilities are at Huntly.



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Surveyor



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ALAN SUTHERLAND
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