



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
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## Ythanview Cottage

AUCHTERLESS, TURRIFF, AB53 8DR



# Turriff

Ythanview Cottage is located in an elevated position close to the A947, Aberdeen to Banff road. The Cottage enjoys uninterrupted views of the beautiful surrounding rural countryside, equidistant to the old market town of Turriff and the famous village of Fyvie. The Kirktown of Auchterless is four miles west with its primary school with further primary schooling available at Fyvie, and secondary education at Turriff Academy. Turriff is four miles to the north and lies in the heart of rural Aberdeenshire, at the point where the Burn of Turriff flows into the River Deveron. Turriff is a popular town, well known for its welcoming community. A good range of shops, cafes and restaurants along with facilities including a sports centre, swimming pool, library, community centre, golf course and fishing on the River Deveron and River Ythan. Within walking distance to a regular bus network connecting the property to the surrounding towns and cities. A 20-minute drive from the property takes you to the sandy beaches and old fishing villages along the Moray and North Sea coasts.

Aberdeen city is within easy commuting distance, approximately twenty-six miles away. Dyce airport is only a 30-minute drive from Ythanview Cottage with domestic and international flights being provided, along with local train stations in nearby Inverurie and Insch. Aberdeen itself provides all that one would expect from a modern-day city, including a multitude of malls and high-end shops. There are pubs, restaurants and eateries galore, with fantastic theatres and cinemas to enjoy. Aberdeen is renowned for its two Universities and colleges. The city offers excellent national bus and rail services from the City Centre. The main East Coast Rail network operates from Aberdeen providing a link to the central belt, the South, and beyond.



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# Ythanview Cottage

Ythanview Cottage, Auchterless, Turriff was originally a row of three farm workers cottages that have been converted to a large detached home that provides modern spacious living accommodation over one level along with the potential to run a small business, office or workshop in the adjacent part of the property. The current owners have continuously upgraded with a recent kitchen, master en-suite shower room, and all new water supply. Presented to the market with generous room sizes, full double glazing, oil fired central heating, and propane fuelled range cooker. This spacious house with its stunning elevated and tranquil location will make a fantastic family or extended family home. A must view property to fully appreciate all that is on offer.

The property comprises a sunroom to the rear, hall and utility room, leading to all accommodation. The main lounge has triple aspect windows and is awash with natural light throughout the day, a real working fireplace compliments this room which is open plan to the formal dining area. The spacious dining kitchen with breakfasting area has multiple wall and base mounted units, with

access to another hallway leading to the family bathroom, bedrooms and rear garden. The master bedroom with a spacious en-suite shower room and walk-in cupboard. There are also three further double bedrooms. A separate external door from the rear garden leads to a large office or craft room with adjacent access to the garage which has the potential for further development.

A tree-lined private road from the A947 leads to the elevated cottage where there is parking for several vehicles. The substantial garden to the rear of the property is surrounded by a boundary wall or fence and is subdivided into different areas with stunning views over the rolling countryside. There is a huge variety of fruit bushes, plants, shrubs, mature trees and seasonal flowers which are awash with colour throughout the year and attract multiple birds and wildlife. Several external sitting areas through-out the garden are perfect for enjoying some alfresco dining and the sun.

There is a large greenhouse and garden shed with light and power. The garage has power, light and a tap. The property also comes with an adjacent 1/3 acre of woodland.





Approximate Dimensions  
(Taken from the widest point)

Lounge	6.10m (20') x 4.10m (13'5")
Kitchen	5.80m (19') x 3.10m (10'2")
Dining Room	4.10m (13'5") x 3.50m (11'6")
Sun Room	3.20m (10'6") x 3.20m (10'6")
Bedroom 1	4.10m (13'5") x 3.80m (12'6")
En-suite	2.60m (8'6") x 1.90m (6'3")
Bedroom 2	3.10m (10'2") x 3.00m (9'10")
Bedroom 3	3.10m (10'2") x 3.00m (9'10")
Bedroom 4	3.10m (10'2") x 3.00m (9'10")
Bathroom	2.00m (6'7") x 1.80m (5'11")
Office	3.10m (10'2") x 2.50m (8'2")

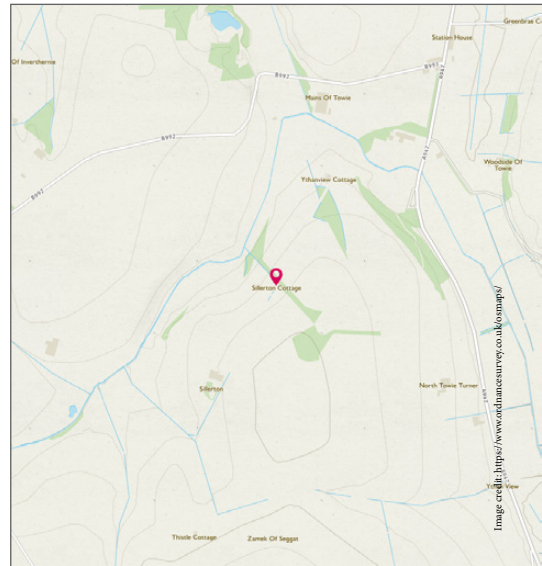
Utility	2.00m (6'7") x 1.80m (5'11")
Garage	4.60m (15'1") x 3.50m (11'6")

Gross internal floor area (m<sup>2</sup>) - 149m<sup>2</sup>

EPC Rating - F

Extras (Included in the sale): All fitted floor coverings, blinds, curtains, and light fittings.

Services: Private water supply with state of the art automated filtration system, drainage to a septic tank and soakaway, mains electricity, oil fired central heating, bottled LPG for cooker.







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