

# Bankhead Croft

FYVIE, TURRIFF, AB53 8PT



*Large five-bedroom family home set in 4.5 acres  
with superb equestrian facilities*



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McEwan Fraser Legal is delighted to present this large 5-bedroom family home set on 4.5 acres with superb equestrian facilities. The property sits in the rolling Aberdeenshire countryside with excellent views of the surrounding countryside.

# THE LOUNGE



## Ground floor:

- Entrance porch leading to the entrance hall
- Generous family lounge with wood burner and access to the conservatory
- Well-appointed conservatory with views over the garden and surrounding countryside
- Large fitted kitchen with integrated appliances including a gas range cooker and considerable storage with access to the small conservatory/boot room.
- Separate dining room
- Office with storage which could be another bedroom plus small utility under the stairs





## THE DINING ROOM & BEDROOM 5/OFFICE





# THE KITCHEN







## THE HALLWAY & WC





# THE MASTER BEDROOM



## First floor:

- Master bedroom with en-suite
- Three double bedrooms two with storage
- Family bathroom





# BEDROOM 2







## BEDROOM 3 & 4





# THE BATHROOM





# THE GARDEN & VIEW





# EQUESTRIAN FACILITIES



## Equestrian facilities:

In addition to this, the property offers its new owners' many pleasing features with beautiful views to the surrounding countryside.

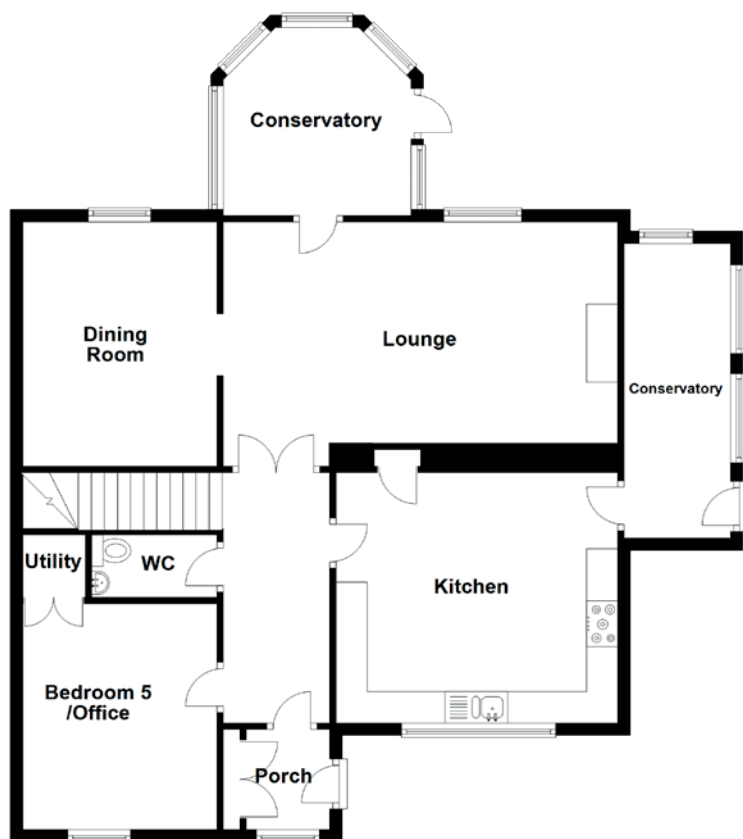
The former croft house is surrounded by approximately 4.5 acres of land which is currently used privately by the owners for their own ponies, and consists of:

- Stables and garage supplied and built by National Stables Company
- The garage is constructed on polished concrete base, approximately 14.5m x 5.5m
- Stable block on concrete yard, consisting of 2 stables and 1 tack room. Stables are approximately 5.4mx3.5m and 3.5mx3.5m
- Tack room is approximately 3.5m x 3.5m. Lighting only.
- Open workshop with small pony stable at rear, utilised for hay storage. Lighting and power.
- Approximately 3.5 acres of grazing, split into 3 paddocks, the largest of which has a 6m x 3m field shelter built on a concrete base.
- Large stone shed with development potential.
- Plenty of off-road parking for horse trailer / horse box.
- Lots of off-road hacking around the property and local area plus Local riding clubs and pony clubs within easy reach. Training and competition centres nearby with indoor and outdoor riding facilities available to hire.

The property offers the facilities not only for the individual equestrian enthusiast but also offers the potential to run a small business. A large family home that offers a variety of options with development space - early viewings are recommended to appreciate the flexibility and potential of the property.



# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions  
(Taken from the widest point)

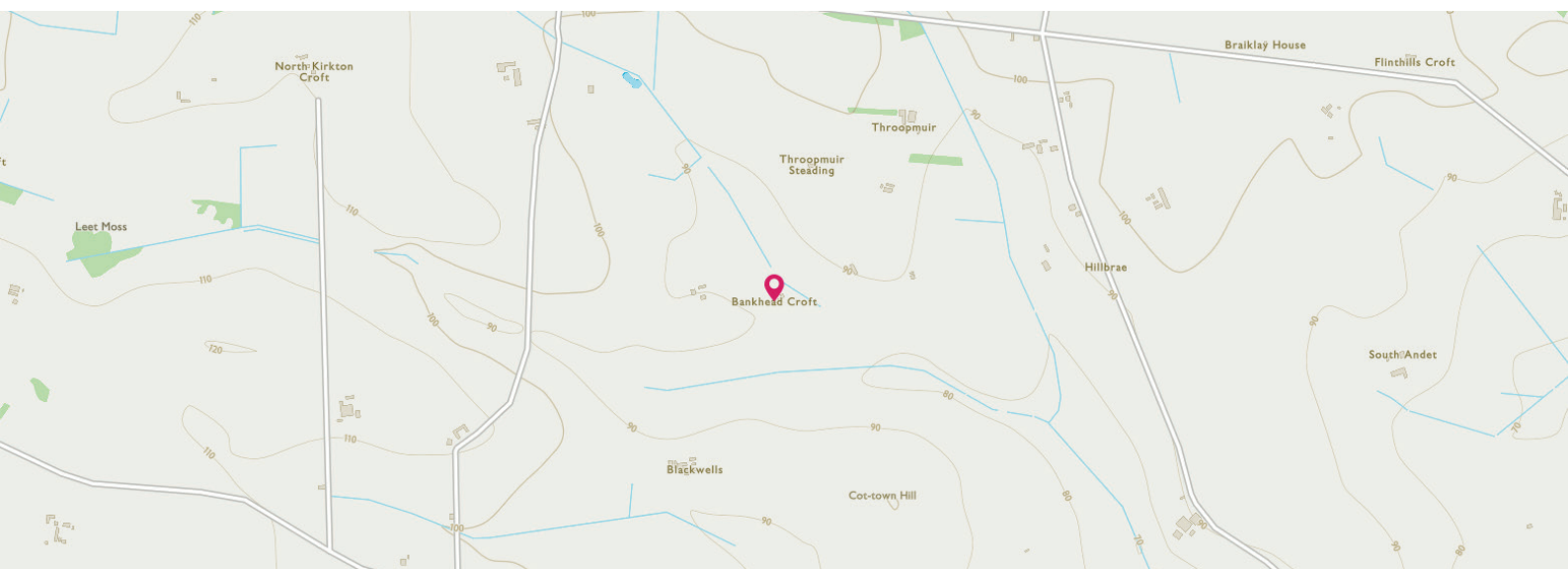
Porch	1.70m (5'7") x 1.60m (5'3")
Ground Floor	
Lounge	6.30m (20'8") x 3.90m (12'10")
Dining Room	3.90m (12'10") x 3.10m (10'2")
Kitchen	4.50m (14'9") x 4.00m (13'1")
Bedroom5/Office	3.60m (11'10") x 2.90m (9'6")
WC	2.00m (6'7") x 1.00m (3'3")
Conservatory	4.70m (15'5") x 1.70m (5'7")

First Floor

Bedroom 1	4.00m (13'1") x 3.30m (10'10")
En-suite	3.30m (10'10") x 1.90m (6'3")
Bedroom 2	4.62m (15'2") x 3.30m (10'10")
Bedroom 3	3.50m (11'6") x 3.20m (10'6")
Bedroom 4	3.30m (10'10") x 3.30m (10'10")
Bathroom	2.10m (6'11") x 1.80m (5'11")

Gross internal floor area (m<sup>2</sup>): 186m<sup>2</sup>

EPC Rating: E





# THE LOCATION



The property enjoys a pleasant rural location close to the popular town of Oldmeldrum and is well within commuting distance of Dyce and Aberdeen. Oldmeldrum offers all the facilities one would expect from a thriving town, NHS health centre, small shops, Post Office, supermarkets, restaurants, cafés, pubs, banks together with numerous hotels and churches. Preschool, primary and secondary schooling are also available. Leisure facilities include a bowling club, library, community centre and sports centre.

The surrounding area comprises of rolling farmland, and this part of the north-east of Scotland is famed for its outdoor pursuits. Salmon fishing is available on the River Deveron with the rivers Don, Dee, and the world-famous Spey a short distance away. There are golf courses at Neuk Bog, Meldrum House Country House and Golf Club and Old Meldrum which is right on your doorstep. A short drive takes you to the Moray Firth or Aberdeenshire Coast and some fabulous beaches, where an abundance of wildlife from seals to dolphins and numerous species of birds that frequent this coastline.

The East Coast Rail Network operates through Inverurie, providing a link to both Inverness and Aberdeen with Inverurie being the nearest link to the town. Both cities offer excellent rail and bus services, with National and international flights provide by Aberdeen Dyce Airport and Inverness Dalcross Airport. A comprehensive East Coast bus network also operates from the town of Turriff.

  
Solicitors & Estate Agents

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