

# The Braes Of Cormalet

CAIRNIE, HUNTLY, ABERDEENSHIRE, AB54 4SL



*Modern spacious detached dwelling  
elevated location with country views.*



01224 472 441



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)



The Braes of Cromalet is a detached four/five bedroom property of recent design allowing for modern-day family living. The owners have maintained this property to an exceptional standard and continually upgraded when and where necessary. The spacious versatile living accommodation is set over two floors and benefits from full double glazing and oil fired central heating.

Viewing is a must to fully appreciate the location and potential that this property has to offer. This property would undoubtedly suit the young family with room to grow or the perfect setting for those looking for a rural lifestyle. It would also suit those that are looking for equestrian uses or a potential smallholding, once a relevant licence was applied for and approved.

## THE LOUNGE



Access is through the front porch to the welcoming traditional hall. There are two principal rooms on the ground floor providing flexible accommodation. The lounge has dual aspect windows and patio doors to the garden which flood this room with natural light.

# THE DINING ROOM/BED 5



The formal dining room/bedroom 5 also has dual aspect windows; a small room off the dining room has potential as a home office.



# THE OFFICE



The dining kitchen includes multiple floor and wall mounted units with contrasting worktops, the large range is fuelled by LPG gas, an open arch leads to the utility and rear garden, a handy guest WC completes the ground floor.

# THE KITCHEN



# THE UTILITY & WC





Carpeted staircase with a wooden balustrade leads to the first floor. The spacious master bedroom is at the rear of the property and is fitted with an ensuite shower room and fitted his and her wardrobes.

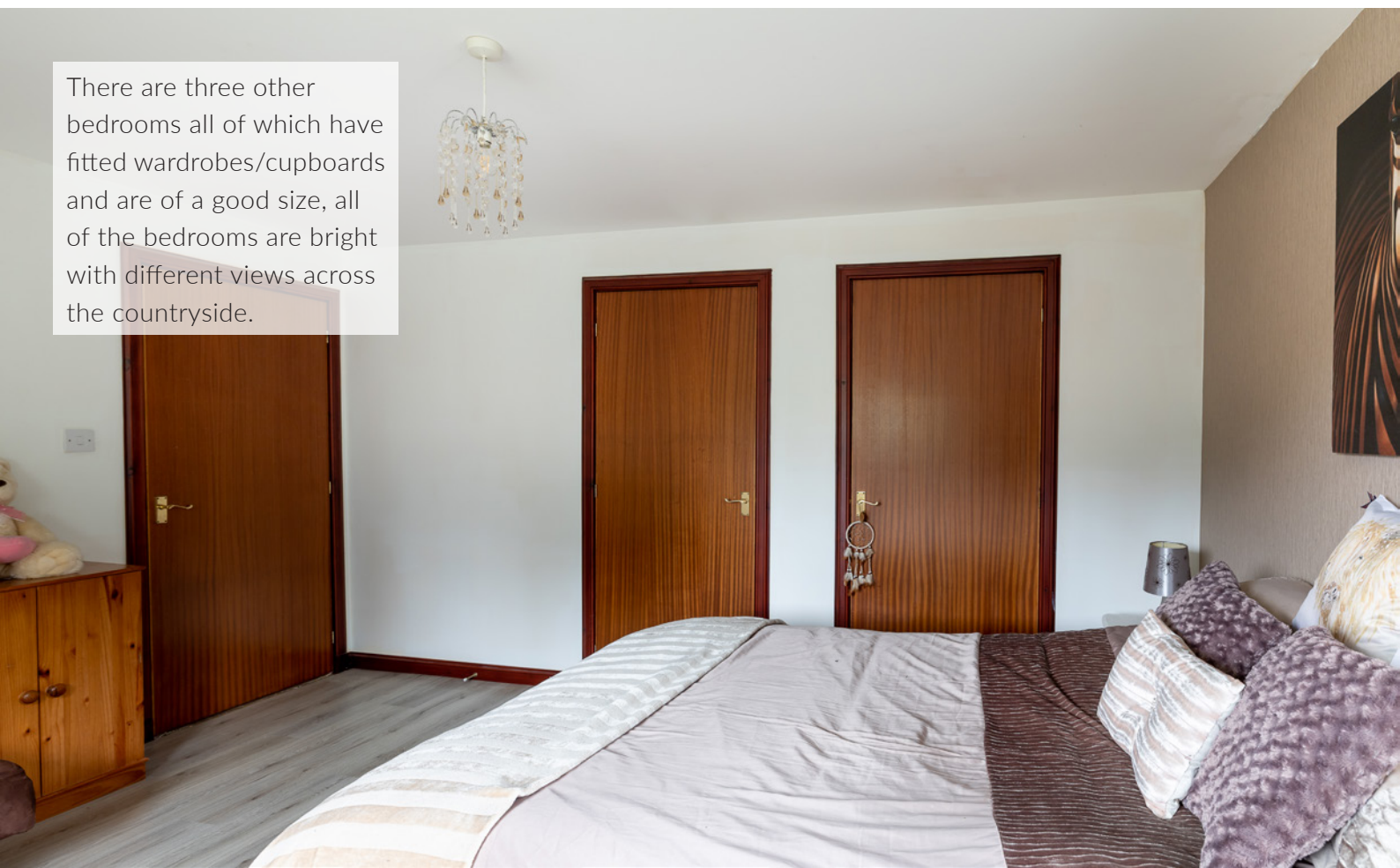
# BEDROOM 1



# BEDROOM 2



There are three other bedrooms all of which have fitted wardrobes/cupboards and are of a good size, all of the bedrooms are bright with different views across the countryside.





# BEDROOM 3



# BEDROOM 4



# THE BATHROOM



The centrally located family bathroom completes the accommodation. There are also ample storage cupboards throughout the property.

The garden grounds that perimeter the property are gated and fenced, laid mostly to lawn with a scattering of shrubs and plants. The borders around the house contain a multitude of various mature trees and add that touch of privacy. A huge driveway allows parking for multiple vehicle types.

The garden can be accessed from the utility room at the rear of the front porch or the patio doors from the lounge. A large stone-built garage has power and light, several wooden sheds and the chicken coup could remain. The grounds extend to approximately 7 acres in total with the fields subdivided into different paddocks some of which have a field shelter and are currently used by the owner's ponies.

Property is serviced with mains electricity, private water, drains are septic tank to a soakaway, oil fired central heating.

# THE GARDEN



# FIELDS & VIEW





# THE LOCATION

The Braes of Cromalet is part of a small rural hamlet of approximately 4 dwellings in Aberdeenshire and 4 miles north of Huntly. Set back from the B9022 and accessed along a stone chip single track road through a working farm for approximately 1 mile. It is also just 3 miles from the main A96 allowing an easy commute to Aberdeen.





The idyllic country town of Huntly can trace its origins back as far as the 12th Century, with its stunning castle dating as far back as 1376; Prosperity came to Huntly in the 18th century brought largely by the linen manufacturing trade in 1731.

There is pre and primary schooling available in various local villages with further primary and secondary education available at the highly regarded Gordon Schools at Huntly, you also have an NHS health centre, Community Hospital, a choice of major supermarkets, local shops, restaurants and other eateries.

Huntly and the surrounding area have a multitude of sporting activities and pursuits. The river Deveron & Bogie are a short drive both are renowned for their salmon and trout fishing. Sports and Leisure facilities locally include golf, bowling, cricket, football, swimming pool, skiing at the Nordic Ski Centre and many more.

Easy access to the nearby Cairngorm & Grampian Mountains provides opportunities for hill walking & skiing. The nearby towns of Keith and Dufftown are in the heart of the Speyside malt whiskey country and its popular whiskey & castle trail. Huntly is located on the A96 main road approximately 39 miles from Aberdeen and 59 miles from Inverness. It is within easy commuting distance of Aberdeen, Inverness and Elgin and is on the mainline rail and other public transport networks.

  
Solicitors & Estate Agents

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

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Text and description  
**PETER REID**  
Area Sales Manager



Layout graphics and design  
**ALLY CLARK**  
Designer

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