

Hilton of Tollo

FORTRIE, TURRIFF, AB53 4HT



TRADITIONAL FARMHOUSE WITH A
LARGE STEADING



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk





This eco-friendly property has been maintained to a superb standard by the present and previous owners offering spacious accommodation over two levels, further benefitting from solar panels on both sides of the main roof with modern electric heating, double glazed windows and decorated in a fresh neutral tone.

The accommodation comprises front hall to all accommodation, there are two principal rooms on the ground floor, the main reception room with recent wood burning stove with views to the front of the property, a dining family area which is open plan to the kitchen with multiple wall and base mounted units. The dining room also has a recent inset multi fuel stove and gives access to the conservatory.

From the kitchen, you have a large walk-in utility cupboard, and access to the rear porch and then to the rear garden. A centrally located family bathroom with a shower over the bath completes the ground floor accommodation.



The Lounge



Kitchen/Diner







A carpeted staircase with a wooden balustrade leads to the first-floor accommodation and landing where there are two large double bedrooms with dormer windows which flood the bedrooms with natural light with fantastic views over the rolling countryside. Both also have a Velux window. A third smaller bedroom completes the accommodation.





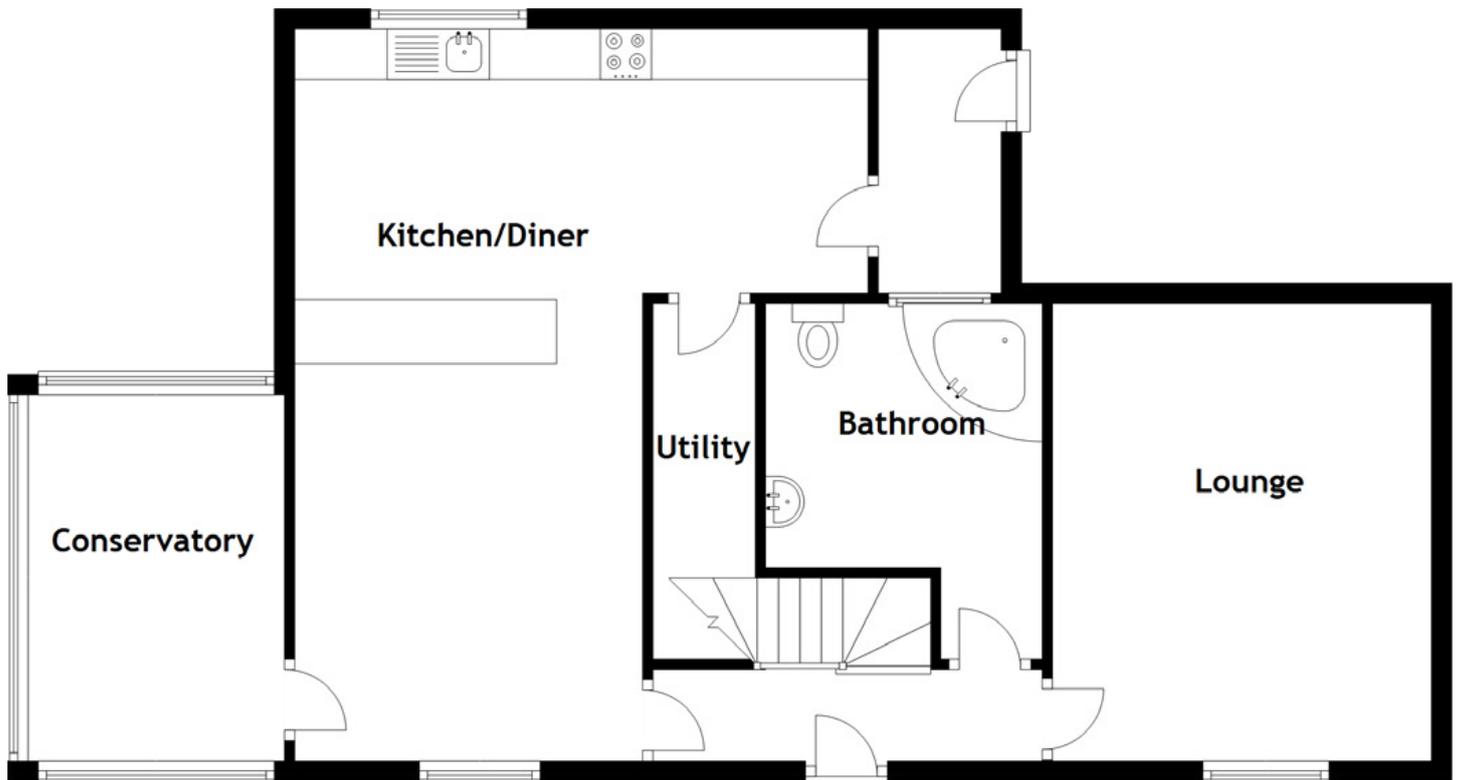
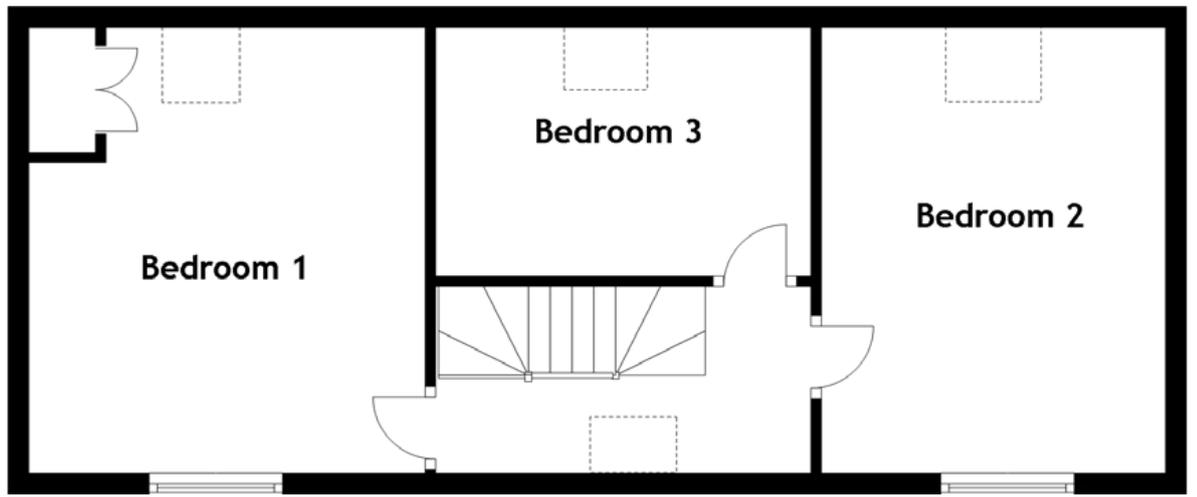
Bedroom 2





Bedroom 3





Approximate Dimensions

(Taken from the widest point)

| | | | |
|---------------|-------------------------------|--|--------------------------------|
| Kitchen/Diner | 7.20m (23'7") x 5.60m (18'4") | Bedroom 2 | 4.30m (14'1") x 3.30m (10'10") |
| Lounge | 4.50m (14'9") x 3.70m (12'2") | Bedroom 3 | 3.60m (11'10") x 2.40m (7'11") |
| Conservatory | 3.60m (11'10") x 2.50m (8'3") | Gross internal floor area (m ²): 118m ² | |
| Utility | 3.50m (11'6") x 1.00m (3'3") | EPC Rating: E | |
| Bathroom | 2.91m (9'7") x 2.70m (8'10") | | |
| Bedroom 1 | 4.30m (14'1") x 3.80m (12'6") | | |



To appreciate this fantastic property's location and the potential of the steading, it's an absolute must-view. A private country track owned outright leads to the property; a gravelled driveway and turning area allow parking for multiple vehicles immediately in front of the steading.

The boundaries are either walled or fenced with mature hedges and trees. A serpentine path leads you around the property to the various gardens where you have grassed areas with borders bursting with a mixture of mature trees, hedges, plants and shrubs. Sporadic planting of seasonal plants and flowers add a fantastic array of colour that attracts a multitude of wildlife.

The large vegetable garden, with two greenhouses, provides a good yield. The gardens also provide a safe environment for children and pets alike with choices of seating areas throughout that are perfect for some alfresco dining, entertaining and admiring the views and enjoying the sun. Two storage sheds for wood and both greenhouses will remain.

The property is serviced with mains water & private drainage, mains electricity and solar panels.

Note: The extensive L Shaped steading currently provides extra storage and car parking, but adds huge potential for business purposes or conversion to residential accommodation once applications for change of use and planning were applied for and then subsequently granted.







Hilton of Tollo is located in a tranquil rural location close to the hamlet of Fortrie, equidistant from the historic country towns of Turriff and Aberchirder which are approximately 7 miles away. Several main arterial routes are close by, making for an easy commute to Aberdeen and Inverness. Forgue Primary is nearby, with the larger towns of Turriff and Aberchirder offering a variety of services ranging from primary and secondary schools, and a multitude of local shops, health centres, post offices, supermarkets, restaurants, cafes and pubs, all of which add to the appeal of this area.

The local and surrounding countryside offers an array of sporting pursuits to suit all ages, including karting, clay pigeon shooting, pony trekking and mountain biking. The Rivers Deveron and Spey are a short drive away, well-known for their salmon and trout fishing. The nearby Cairngorm Mountains National Park provides hill walking, skiing, and eco-tourism opportunities, while Huntly boasts the UK's only purpose-designed Nordic Ski Centre. There is a choice of excellent golf courses in Turriff and Huntly. The area is also renowned for the Malt Whisky Trail and Castle Trail.

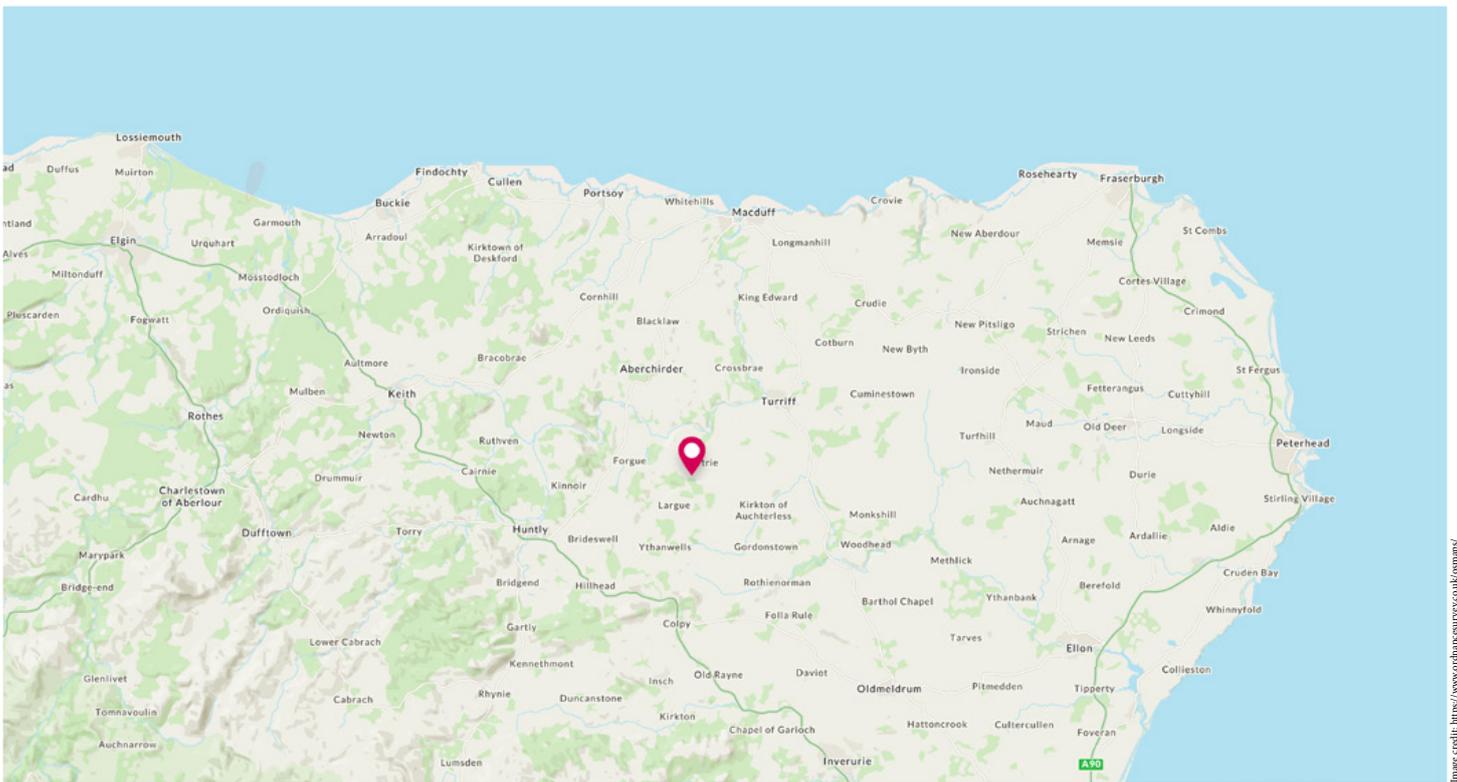
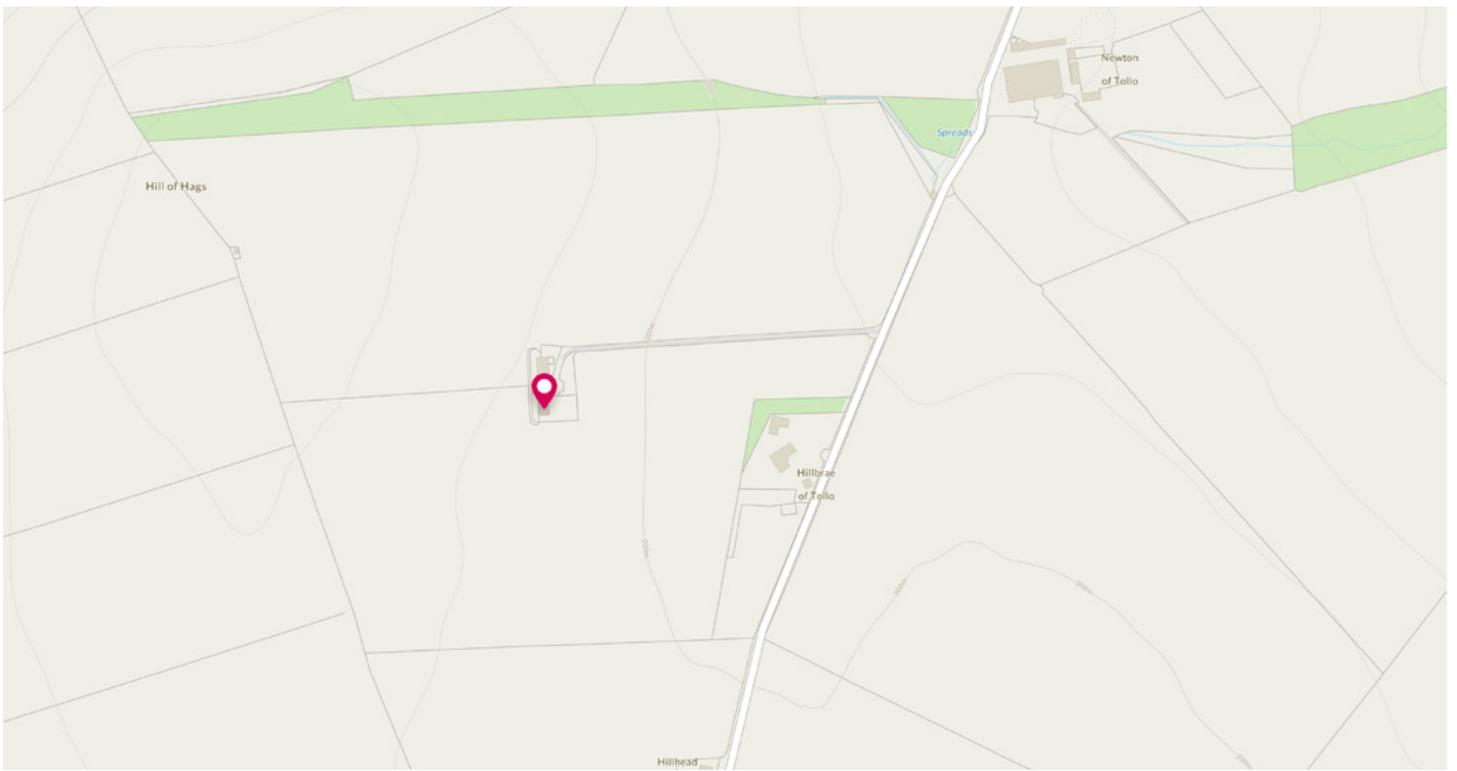


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk



Text and description
PETER REID
Area Sales Manager



Layout graphics and design
ALAN SUTHERLAND
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.