




McEwan Fraser Legal

Solicitors & Estate Agents

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Roadside Cottage

GLENKINDIE, ALFORD, AB33 8SH

The Location

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The small village hamlet of Glenkindie is less than four miles to the west and benefits from a shop, Post Office, garage with a petrol station and bowling green. The local primary school and nursery are in Towie which also has a Church and Community Hall.

The busy country towns of Alford and Inch both have a strong sense of community spirit and a great range of local shops. Alford boasts a recently built community campus which accommodates a nursery, primary and secondary schools and a swimming pool. Alford also has a dry ski slope and country parks, museums with a multitude of leisure activities available close by to Inch and Alford. A range of shops, banks, hotels and health centres are also available in both towns.

The property is also within easy commuting distance of Aberdeen, Dyce and to the Westhill and Kingswells Oil Related Business and Industrial Estates and is approximately five miles from Inch and its train station providing easy access to Dyce and Aberdeen city to the south, and in the other direction to Inverness and northbound routes. A comprehensive East Coast bus network operates through both towns.



Roadside Cottage

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Roadside Cottage is situated approximately four miles east of the quaint and quiet village of Glenkindie and approximately eight miles west of the country town of Alford. Set back from the road and occupying a generous sized plot with stunning views over the surrounding countryside and located on the edge of the Cairngorms National Park.

This spacious semi detached cottage offers spacious living accommodation on one level and has been previously renovated to an exceptional standard. The property boasts many appealing features: fantastic decor, stylish fittings, and furnishings including the use of quality materials throughout, the property also benefits from oil fired central heating, and full double glazing. With its rural location and close proximity to the busy towns of Alford and Insch with an easy commute to Aberdeen, this property is a must view.

This delightful semi-detached cottage is entered through the hallway leading to all further accommodation. A spacious bright and airy lounge with a real fire as its focal point leads to the conservatory at the rear of the property that in turn allows access to the rear garden and patio area. The kitchen has multiple wall and base units with stand-alone electrical appliances, with a large picture window giving stunning views. Two large double bedrooms both have fitted wardrobes and a three-piece recently fitted shower room completes the accommodation.

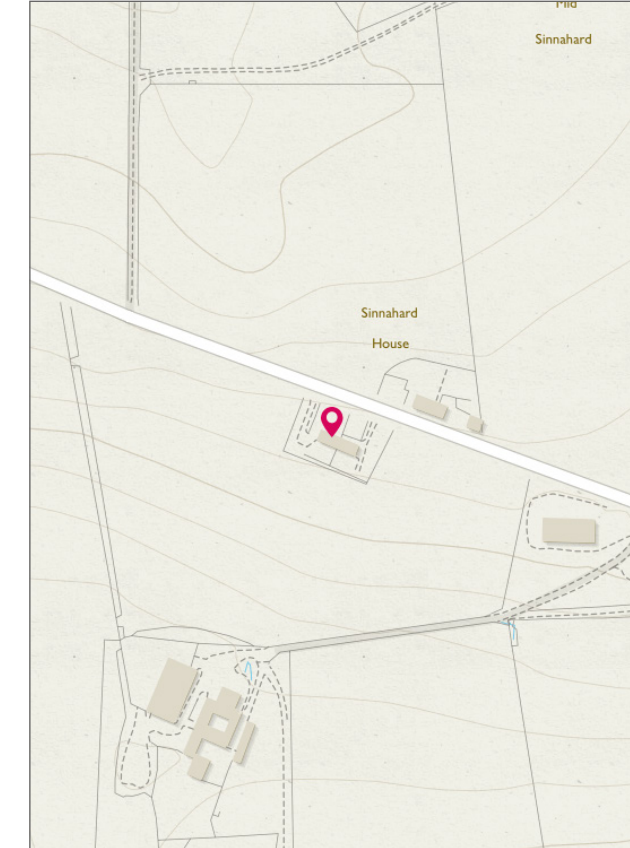
A walled and tree lined driveway leads to the stone build large workshop which requires upgrading but has huge potential, with off-street parking available for several vehicles. The large garden areas that surround the property are a mixture of lawn areas and decorative stone chip. Borders containing a large hedge ensure an air of privacy with sporadic planting of shrubs plants and mature trees. A raised patio area to the front of the property is a great spot for entertaining and enjoying the sun both gardens are gated and fenced making them a child and pet-friendly area.





Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP



Approximate dimensions are taken from the widest point.

Gross internal floor area (m²): 73m² | EPC Rating: F

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

Services: Mains electricity, mains water, and drainage to a septic tank.



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