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Towanreef
LUMSDEN, HUNTLY, AB54 4JL

LUMSDEN, HUNTLY

Lumsden is a rural village located approximately 13 miles from Huntly and 7 miles from Alford. Inverurie and Aberdeen are within commuting distance. Primary schooling is available in Lumsden and secondary at Alford Academy. Lumsden is set in the foothills of the Grampian Mountains, between the towns of Alford and Huntly and just over 30 miles from Aberdeen. A popular rural village, well-known for its welcoming community with an excellent primary school and amenities that include a village hall, a garage/shop/post office and pub. It is also home to the Scottish Sculpture Workshop. Lumsden is very well placed for the many summer and winter leisure and cultural activities which are available in the area. There is skiing at The Lecht and several nearby golf courses. With its rural location, it is ideal for cyclists and hill walkers either locally or in the Cairngorms National Park, which is a 10-minute drive away. There is excellent fly fishing in the renowned local rivers - the Dee, Don and Deveron or at the trout fishery in the village,

Alford is well served by its Community Campus - Nursery, Primary and Secondary Schools, local shops and by public transport facilities. A wide range of sporting and recreational attractions are available including a dry ski slope, swimming pool, pubs, bistro, transport museum and an eighteen hole golf course.

Huntly has an array of local amenities which include Tesco Superstore, Asda, doctors surgeries and both primary and secondary schools. With a train station and its proximity to the main A96, there are excellent public transport links to Aberdeen and Inverness.



"IDEAL SEMI-RURAL HOME FOR A GROWING FAMILY WITH EASY ACCESS TO LOCAL FACILITIES."



TOWANREEF

Offered for sale is this superb, spacious, four bedroomed bungalow set on a large plot within the quiet country village of Lumsden. It is ideally placed for those looking for a more rural country lifestyle. The property has been a great family home and is perfectly located with easy access to town amenities, whilst retaining its rural feel.

The property briefly consists of; A large entrance vestibule, hallway, main lounge, large country kitchen with range cooker, Belfast style sink and space for dining, 2nd sitting room which would also be ideal as a formal dining room. Four bedrooms, which includes a master bedroom with en-suite, three of which have built-in wardrobes, a large family shower room, W/C and a utility room which completes the accommodation. The property benefits from good storage throughout including large loft storage space.

EXTERNALLY: There is a large easily maintained garden, perfect for enjoying this quiet, peaceful location. The garden plot is very generous which is fully enclosed providing a private safe area for children and pets, mainly laid to lawn and includes a mixture of pathways, borders, shrubs, plants and a new decked area. The front garden has the main entrance gates which lead to a gravel driveway and double garage. In addition, there are various garden sheds, a greenhouse, a small polytunnel and cattery units all of which provide additional outside storage space. These provide a lot of flexibility and can provide a number of uses for the new owners. Please note; the current owner breeds rare cats as a hobby and is willing to leave the outside cattery units if these would be of benefit to the new owners. These can be removed on request, however, these could easily be converted into additional outside secure storage.

Key features:

- Semi-rural location
- Large drive providing excellent parking facilities.
- Large country kitchen with space for dining.
- Large Main lounge.
- 2nd sitting room, suitable for use as a formal dining room.
- Four bedrooms with master bedroom & ensuite.
- Double garage
- Large garden plot.
- LPG central heating and double glazed.

A super family home in a well known welcoming community with easy access to local amenities and facilities. Viewings are highly recommended and by appointment only.

LOUNGE, TV LOUNGE, KITCHEN & UTILITY



BEDROOMS & SHOWERROOM



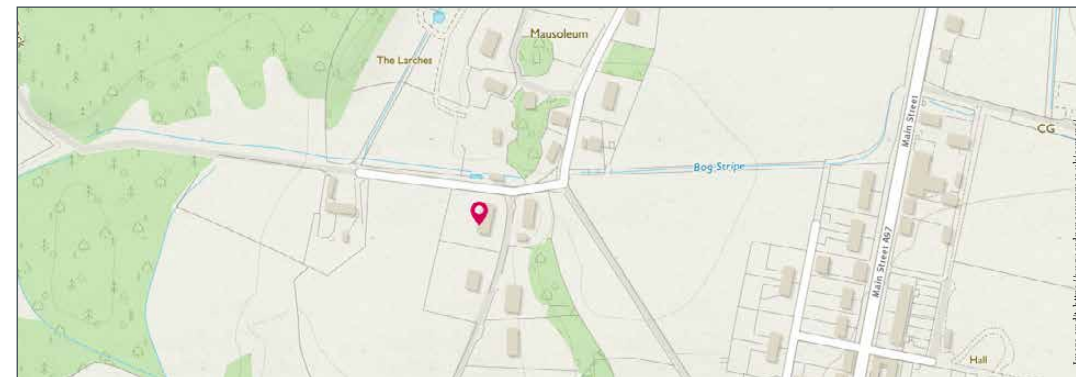
SPECIFICATIONS

Approximate Dimensions
(Taken from the widest point)

Lounge	6.00m (19'8") x 4.20m (13'9")
TV Lounge	4.00m (13'1") x 2.90m (9'6")
Kitchen	6.10m (20') x 4.50m (14'9")
Utility	2.90m (9'6") x 1.60m (5'3")
Bedroom 1	3.70m (12'2") x 3.40m (11'2")
En-suite	3.30m (10'10") x 1.30m (4'3")
Bedroom 2	3.30m (10'10") x 2.60m (8'6")
Bedroom 3	3.00m (9'10") x 2.90m (9'6")
Bedroom 4	2.90m (9'6") x 2.60m (8'6")
Shower Room	2.90m (9'6") x 2.00m (6'7")
Porch	3.90m (12'10") x 2.70m (8'10")
Garage	5.80m (19') x 5.40m (17'9")

Gross internal floor area (m²): 152m²

EPC Rating: F





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