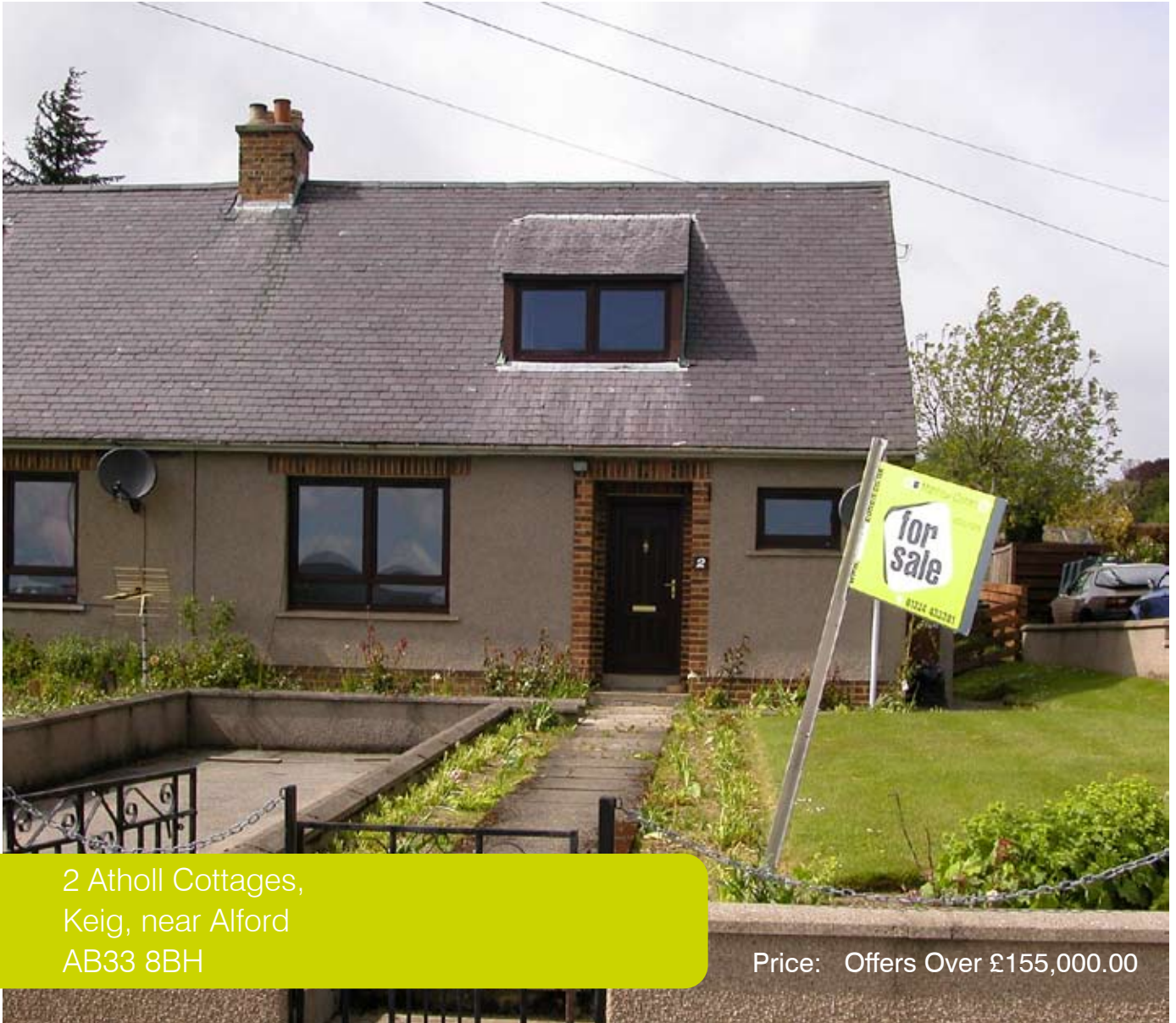


269 Holburn Street, Aberdeen, AB10 7FL

  **Matthew Cohen** 
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2 Atholl Cottages,
Keig, near Alford
AB33 8BH

Price: Offers Over £155,000.00

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solicitors & estate agents

the information contained within these these particulars should not be relied upon as statements or a representation of fact

2 Atholl Cottages,
Keig, near Alford
AB33 8BH

We are pleased to offer for sale this delightful semi-detached dwellinghouse with idyllic rural views in an enviable location within the charming hamlet of Keig. This is an attractive and deceptively spacious property in good order throughout.

This is an excellent opportunity to buy a family home with all the benefits of rural living. The well proportioned accommodation comprises:- spacious Hallway, Lounge with splendid views to the front, Dining Kitchen, Bathroom with shower and Double Bedroom. Upstairs there are two further Double Bedrooms. There is oil fired central heating, full double glazing and all carpets, blinds and light fittings are included in the sale.

Well tended gardens to the front, side and rear with a large vegetable plot, two greenhouses and two storage sheds. There is a driveway to the front providing off street parking for two vehicles.

Keig is located on the outskirts of Alford and approximately 26 miles west of Aberdeen city. The village has an excellent community spirit and the local primary school is a few doors away. Nearby Alford provides an excellent variety of shops, banks, hotels, restaurants, library, nursery and health centre. Recreational pursuits include an excellent golf course, swimming pool, dry ski slope and Haughton Park. The area is within easy commuting distance of Aberdeen.

Viewing: Contact Marc - 07776170709 OR George 07787195713

Date of entry: Immediate entry or by arrangement

Price: Offers over £155,000



Lounge

Main Particulars

Entrance Hallway

uPVC mahogany effect door leads into this very spacious hall, pleasantly decorated with built-in cupboard and coat hooks. Stairs to the upper floor.

Lounge (15'14" x 12'2" app. inc. recess depth)

Most attractive, bright and spacious room with a large picture window offering a splendid open view across the River Don and surrounding hills and countryside. Caithness flagstone fireplace with solid fuel stove. Recesses on either side of the fireplace. TV aerial point. Fitted with satellite. Telephone point.



Dining Kitchen

Dining Kitchen (12'2" x 9'5" app.)

Very well fitted kitchen with an excellent range of base and eye level units with wooden trim and dark worktops. Stainless steel sink with single drainer. Electric fan assisted oven with LPG bottled gas hob. Plumbed for automatic washing machine and dishwasher. Space for refrigerator. Window and door to rear garden. Part tiled between the units. N.B. dishwasher to remain as will blinds in hall/kitchen & stair windows

Double Bedroom 1 (15'3" x 12'3" at widest)
Rear facing room again with a pleasant open outlook.
Built-in wardrobe. Storage cupboard housing water tank.

Double Bedroom 2 (11'8" x 11'4" app.)
Front facing room with superb open views. Built-in wardrobe.

Double Bedroom 3 (12'5" x 8'5" app.)
Bright room overlooking the rear garden. Built-in cupboard.

Bathroom

Fitted with a white 3 piece suite. Electric shower over the bath with rail and curtain. Window to the rear.

Upper Hall

With window to the side. Three undereaves storage cupboards.



Double Bedroom 1



Double Bedroom 2



Double Bedroom 3

Outside

Completely enclosed rear garden laid to lawn. Large vegetable garden. Two storage sheds and two greenhouses. Paved patio area. Front garden, well tended and laid to lawn with borders of flowers and plants. Outside lighting.

Directions

To reach the property travel from Aberdeen on the A944 past Westhill towards Alford. Just before reaching Alford travel through the small village of Whitehouse turning right at the sign to Keig and Insch. Follow this road for approximately 3 miles to the end. At the crossroads turn left. Just before the school on the right there are two cottages. Number 2 is the first one and is clearly identifiable.



Bathroom

Other Features

- 1 Stunning views.
- 2 Bright and spacious accommodation.
- 3 Oil fired central heating.
- 4 Full double glazing.
- 5 Enclosed private gardens.
- 6 Council Tax Band A

Additional info:-

Hardwood logs available by separate negotiation.



Entrance Hallway



Rear Garden



Upper Hall



View



Road and view opposite