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**3 Hotel Farm Cottages
Glenkindie
ALFORD, AB33 8SX**

Offers over £199,999

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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

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VIEWING: Selling Agents
Entry: Immediate entry available

GENERAL DESCRIPTION

We are pleased to offer For Sale this Three Bedroom Converted Steading with Garage, set in an attractive small development of six properties. The property offers quiet country living and is only approximately 15 minutes from the rural towns of Alford and Aboyne, and 45 minutes from Aberdeen. This is a charming country home offering excellent accommodation for the growing family.

In keeping with the type of property, features include natural wood skirtings, fascias, deep window sills and barn style doors throughout. In addition, a multi fuel burning stove in the lounge provides an attractive feature. The accommodation is set out in such a way that the rear accommodation could easily be utilised as a self contained property e.g. a seperate granny/solo flat. The property also benefits from both front and rear access with a large lawn to the front of the property and gravelled area to the rear which offers additional parking, along with a timber construction garage.

The property is served by septic tank drainage and spring water with filter and UV, and is thought to be suitable for conversion but no planning permission has been applied for. Early viewing is highly recommended.

Accommodation:- Vestibule, Inner Hall, spacious Lounge, open plan Dining Kitchen, Utility Room, Master Bedroom, Two further Double Bedrooms, Two Shower Rooms. Garage. Gardens. The property is thought to be suitable for conversion but no planning permission has been applied for.

Glenkindie is a small rural hamlet with a thriving hotel and local garage including a post office service and basic groceries. Primary schooling is at Towie School, a few minutes walk away and convenient nurseries are at Alford and Westhill. Alford Academy is the closest secondary school and transport is provided. The surrounding area provides a haven for outdoor pursuits including forest walks, mountain bike trails and, of course, easy access to the Lecht for skiing.

Main Particulars:-

VESTIBULE

Pine wood door with stylish glass inset leads into the Vestibule area, wall mounted cloak hooks.

HALLWAY

Pine door leads into the Inner Hall, wall mounted dimplex heater, good sized hall cupboard.

LOUNGE 17'5" x 11'11" approx.

Well proportioned, bright Lounge situated to the front of the property with large picture front facing window, feature multi fuel stove set on a tiled hearth with shelved alcoves to either side, open plan to dining kitchen. Telephone extension numbers plus broadband.

DINING KITCHEN 15' x 11'4" approx.

Set on open plan the Kitchen is fitted with a range of eye and floor level units, coordinating work surfaces and splashback tiling, stainless steel sink and drainer. N.B. Freestanding Cooker, Fridge/Freezer and Fridge are to remain. Door to rear hallway.

REAR HALLWAY

Wood laminate flooring, door to rear garden, loft access.



lounge



bathroom



large bedroom/lounge

LARGE BEDROOM / LOUNGE

16'4" x 11'4" approx. Extremely well proportioned Double Bedroom situated to the rear of the property with French doors leading to the rear garden, wood laminate flooring. Currently used as a bedroom.

SHOWER ROOM

Fitted with a three piece suite comprising of w.c., wash hand basin and fully tiled shower.

UTILITY ROOM

Space saver Kitchen in white with built in Dishwasher, Two Ring Hob, sink and drainer, eye and floor level units, plumbed for Washing Machine.

BEDROOM 2

11'10" x 10'3" approx. Well proportioned front facing Double Bedroom, double built in wardrobe with excellent hanging and shelf space.

Different telephone extension number.

BEDROOM 3

11'9" x 11'7" approx. Further Double Bedroom situated to the rear of the property with built in wardrobes again with good hanging and shelf space.

SHOWER ROOM

Comprising of w.c., wash hand basin, fully tiled double shower cubicle, further tiling to picture rail height.



bedroom 2



view from front

OUTSIDE: To the front of the property there is a large lawn area with a single garage. To the rear there is a gravelled area useful for additional Car Parking.

nb The accommodation is set out in a such a way that the rear accommodation could easily be utilised as a self contained apartment e.g. a seperate granny/solo flat.



view from rear