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Glencoe, 1 Kingsford Road,  
Alford  
AB33 8HH

Fixed Price £230,000

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solicitors

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Glencoe  
1 Kingsford Rd.  
Alford  
AB33

**Semi detached 3/4 - bedroomed granite villa with many fine original features and set in generous plot offering development opportunities within the popular village of Alford.**

We are delighted to offer for sale this granite villa set in the popular village of Alford.

Glencoe is a mature traditional family home with the accommodation arranged over two floors. The rooms are comfortable with many of them boasting the fine features expected of a property of this era including an attractive staircase, original varnished panel doors and skirtings, and original marble fireplace.

The property benefits from a large market garden and it is thought possible that it may be suitable for commercial development as a yard or possibly as a plot for either extending the house or as a separate development.

The house would benefit from some upgrading and redecoration although there is already an central heating system and all windows are double glazed. Note that the plumbing system of the house is new but some wiring would require upgrading and modernising.

Outside there is a generous enclosed stone walled garden with low maintenance gardens to the front side and a large vegetable garden at the rear with the off-street parking area. A large garage can provide parking or could be an ideal workshop. There are also two other stone built out houses in the rear garden. The rear garden has space for development with spacious access.

Glencoe is ideally located within the picturesque village of Alford, which is set in the heart of Upper Donside approximately 26 miles from Aberdeen and within easy distance of Banchory and Inverurie. The village has a good range of local shops, a Post Office, banks and primary and secondary schools. The surrounding countryside offers many opportunities for a variety of rural and sporting pursuits including a dry ski slope, swimming pool, golf course and Haughton Country Park.

Viewing: please call selling agents on 01224 433301

Entry: available immediately

Price: Fixed price £230,000



lounge



second lounge / dining room

## Accommodation Comprises

Entrance through glass panelled door into vestibule, then through Georgian glass panelled door into the main hallway off which the ground floor accommodation can be accessed.

## Entrance Hall

Particular features of the reception hall are the impressive high ceiling, staircase and the original varnished skirtings, door frames and doors. Shelved Storage cupboard under the stairs. Radiator. Pendant light. Fitted carpet.

## Lounge (4.18m x 4.68)

Comfortable lounge with original features including moulded skirtings and cornicing. Double glazed window to front with curtains. Feature Marble useable open fireplace with an alcove at either side of the fireplace. Radiator. TV points. Central pendant light fitting. Fitted carpet.

## Second Lounge/Dining Room (3.49m x 3.56m)

First leading off the hall through a glass panelled door is the access to the second lounge featuring an open fireplace which is tiled with a mantel piece. This room could be used as a dining room as it leads through into the kitchen. The second lounge also gives access to the family room, or bedroom, which overlooks the back garden.

### Family Room (4.96m x 3.12m)

The family room is in the extended part of the house with two windows, picture window to front. It could be used as an office space or bedroom.

### Kitchen (2.68m x 3.23m)

The Kitchen is accessed from the second lounge where there is a rear door out into the garden. The kitchen with picture window overlooking the rear garden is fitted with wooden base and wall units with stainless steel sink and drainer. Electric cooker. automatic washing machine and fridge. Fluorescent light. Pulley. Vinyl flooring.

Out to the rear garden at the back of the house there is a shed with power supplied. The garden is separated from the neighbours by a wooden palisade fence. There are also garden sheds of an ample size at the bottom of the garden and the rear boundary wall down at the rear of the house. Also the corner of the rear garden gives access to the lane and this leads to the main street and also to the main garage with ample room for storage of cars and tools. At the back of the garage there is ample parking so no requirement to park at front of property. Market garden. Not overlooked.

Main hall and upstairs are fully carpeted with original wooden banister.



family room



kitchen



upper landing

At mezzanine level there are stairs up to:-

### Main Bathroom

with three piece suite which is above the kitchen. Storage cupboard and water tank. Room for shower.

### Upper Landing

Carpeted staircase with beautiful pine balustrade leads to the upper landing. Skylight. Pendant light.

### Small bedroom (1.87m x 2.45m)

First floor landing there are three bedrooms. The third bedroom is a small bedroom storing the power meters. It is a single bedroom with a narrow window to the front of the property.



master bedroom

### Master Bedroom (3.63m x 4.59m)

Spacious double bedroom with Bay window to the front with curtains. Pendant light, radiator and Fitted carpet.

### Bedroom Two (3.88m x 3.63m)

The second bedroom is a good sized room with bay window overlooking rear garden. Traditional original wooden doors and quality wooden fittings.

## Gardens

Glencoe is set in generous garden grounds which are well maintained. The area in front of the house has a lawn running down the side of the house with borders planted with well-established shrubs. Much of the rear garden is a mature vegetable garden well used with plenty of mature shrubs providing splashes of colour. Two fairly substantial sheds and greenhouse. Rear access. Room for 2 houses or yard.



bedroom 2



staircase



bathroom



rear of house



side of house



alternate view of market garden



house rear



rear of house - alternative



market garden



market garden