

**Sharpewood Spares, Kinnoir Wood,  
Kinnoir, Huntly, AB54 7XT**

**Price Over  
£425,000**

ASPC ref : 285250

EPC **G**



**Arrange a viewing**

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(Mr Williamson)

**Stewart & Watson**

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Property features:

 Central heating	 Garage	 Garden	 Parking
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**Successful Business with spacious modern Bungalow. Vehicle Dismantler's Business. Owner retirement sale.**

Modern **4 bedroomed Bungalow**. Kitchen/Family Room, Lounge, Bathroom & Shower Room. Open countryside views

We are pleased to offer for sale, due to the proprietor's retirement, this business opportunity which comprises a successful Vehicle Dismantler's Business which has been worked by the current proprietor for over 30 years together with a modern 4 bedroomed Bungalow. All appropriate SEPA licences are in place.

Regarding the dwellinghouse itself the property has been maintained to a high standard by the current proprietors with the accommodation comprising:- Entrance Vestibule, Hall, Kitchen/Family Room, Lounge, Utility Room, 4 Bedrooms, Bathroom and Shower Room. Furthermore, there is an integral double Garage and Workshop off the same, reached by way of a lockblock driveway. The house itself enjoys open unrestricted views over the surrounding agricultural countryside.

**VEHICLE DISMANTLER'S YARD** The Yard itself extends to approx. 1.75 acres is hardcored, security fenced and accommodates approx. 300 cars.

**Workshop/Store (60' x 40' / 18.28m x 12.19m)** Of steel frame construction and corrugated iron, concrete floor, electricity & sliding door and outdoor concrete work area.

**Portakabin Office** With electricity & telephone connection.

**Bund** Covered Bund and waste oil storage tank.

**Outbuildings** There is a derelict house situated in the centre of the yard and various wooden sheds & steel containers which are used for storage.

**BUSINESS** The current proprietor has run a successful vehicle dismantler's business on the premises for over 30 years. The business has the appropriate SEPA licences.

## ACCOMMODATION

This is on one floor and comprises:-

**ENTRANCE VESTIBULE** With double door cupboard, upvc front door with side glass returns, central heating radiator and glass panel door with side glass returns leading to

**HALL** With 2 double door storage cupboards, fitted carpet and central heating radiator.

**LOUNGE (20'10" x 15'1" / 6.12m x 4.60m)** With large picture window providing plentiful natural light, ornate Fyfestone fireplace occupying one wall with display areas, marble hearth with gas fire, centre light, wall lights, fitted carpet and central heating radiator.

**KITCHEN/FAMILY ROOM (22'11" x 18'9" / 6.73m x 5.76m)**

**KITCHEN AREA** With modern fitted units at eye and floor level, ample worktop space incorporating stainless steel sink and breakfast bar, tiled splashbacks, large picture window providing plentiful natural light, built in double oven, built in fridge, 5 ring gas hob with extractor above and spotlighting.

**FAMILY AREA** With patio doors providing further light, gas fire, spotlighting and glass panelled door to hall.

**MASTER BEDROOM (12'8" x 11' / 3.90m x 3.35m)** With double wardrobe, fitted carpet and central heating radiator.

**BEDROOM 2 (11'1" x 10'4" / 3.38m x 3.16m)** With double wardrobe, fitted carpet and central heating radiator.

**BEDROOM 3 (11'2" x 10'4" / 3.41m x 3.16m)** With wardrobe, fitted carpet and central heating radiator.

**BEDROOM 4 (12'8" x 8'4" / 3.90m x 2.56m)** With double wardrobe, fitted carpet and central heating radiator.

**BATHROOM (9'1" x 6'8" / 2.77m x 2.07m)** With traditional white 3 piece suite incorporating inset sink and cupboard space, fitted carpet, mirrors and central heating radiator.

**INNER HALL** With fitted carpet.

**SHOWER ROOM (6'9" x 5'10" / 2.10m x 1.55m)** With double door cupboard, wash hand basin, wc, shower cubicle with wet walling, power shower operating off hot water system and vinyl flooring.

**REAR VESTIBULE** With airing cupboard, hatch to part floored loft, fitted carpet, central heating radiator and back door.

**UTILITY ROOM (17'2" x 8' / 5.24m x 2.43m)** With cupboard space at eye and floor level, plumbing for washing machine, space for dryer, Belfast sink, part fitted carpet, part vinyl flooring, central heating boiler and central heating radiator.

**OUTSIDE** Attached to the house itself and accessed from the rear Vestibule there is a **DOUBLE GARAGE (17'7" x 17'6" / 5.39m x 5.36m)** with up and over door, concrete floor, power and light. There is a small workshop off the same. The garage is reached by way of a lock block driveway.

**GARDEN GROUND** The majority of the garden ground is to the front of the property and is laid primarily to grass with mature shrubs and flower borders. There is a further area of garden ground to the side and back of property again laid primarily to grass with ease of maintenance in mind.

**SERVICES** Private water, drainage to septic tank, electricity and telephone installed.

**GENERAL INFORMATION** The property is fully double glazed and enjoys the benefit of LPG gas central heating.

**ITEMS INCLUDED** The usual heritable fittings and fixtures are included as are all carpets, floor coverings, light fittings and blinds.

**Council Tax** Band G

**EPC RATING** Band G

**LOCATION** The property lies approx. 4 miles from Huntly. Huntly itself is a market town and commercial centre situated in the heart of West Aberdeenshire on the A96 approx. 37 miles from Aberdeen. There are rail and bus links to Aberdeen, and Dyce Airport is approx. 45 minutes drive. Huntly is the home of Clan Gordon and is renowned for Huntly Castle and The Gordon Schools and has a range of sporting facilities, including shooting, fishing and an attractive Golf Course.

**DIRECTIONS** Travelling from Aberdeen take A96 for Huntly and before entering the town of Huntly take the road to the right signposted Banff (A97) and proceed approx. 2 miles and take the road to the left, signposted Kinnoir / Rothiemay and Sharpewood is the fourth access road on your left.

View this property on aspc.co.uk:

<https://www.aspc.co.uk/search/property/285250/Sharpewood-Spares--Kinnoir-Wood/Huntly/>

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