

**Hillside Steading,
Drumblade, Huntly, AB54 6HU**

**Price Over
£120,000**

ASPC ref : 336087



Arrange a viewing

 **01261 832491**

(Walter Gerrard & Co)

Walter Gerrard & Co

31 Duff Street

Macduff

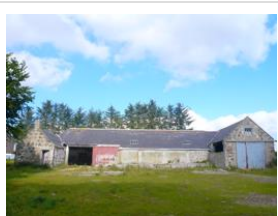
AB44 1QL

Email:

property@waltergerrard.co.uk

Website:

<http://www.waltergerrard.co.uk>



Property features:

Former Steading with full planning permission for conversion to form 2 Residential Units and erection of 2 Garages including change of use of land from Agricultural to Domestic Garden Ground at Hillside, Ythanwells, Huntly.

Application Reference: WAPP/2012/3259

LOCATION The property is situated in an idyllic rural location with wide-ranging views over the surrounding countryside. The property is located approximately 7 miles by road from Huntly, which is the nearest town. Huntly is a long established and prosperous market town on the main A96 road approximately 39 miles from Aberdeen and 59 miles from Inverness. It is also within easy commuting distance of Turriff and Banff and is on mainline rail and other public transport networks. Amenities include a community hospital and health centre, a choice of major supermarkets and many sports and leisure facilities including an attractive golf course, salmon fishing on the River Deveron, bowling, cricket and skiing at the Nordic Ski Centre. Primary schooling is available at Drumblade Primary School approximately 2.5 miles from the Steading and secondary schooling is available at the well-regarded Gordon Schools in Huntly. With lovely traditional architecture and National Trust properties nearby, Huntly enjoys a thriving tourist trade during the summer months with easy access to the Cairngorm and Grampian mountain ranges, Royal Deeside and Strathdon and the villages along the Moray Firth.

Private drainage and private water.

View this property on aspc.co.uk:

<https://www.aspc.co.uk/search/property/336087/Hillside-Steading/Huntly/>

The foregoing particulars are being distributed on behalf of the Selling Solicitors by Aberdeen Solicitors' Property Centre Ltd. of 40, Chapel Street, Aberdeen AB10 1SP (Tel: 01224 632949). Whilst the particulars have been prepared with care and are believed to be accurate, no liability for any errors or omissions therein or the consequences thereof will be accepted by the Selling Solicitors or Aberdeen Solicitors' Property Centre Ltd. © Aberdeen Solicitors' Property Centre and Selling Solicitors.