

**East Steading, Blackford,
Rothienorman, Inverurie, AB51 8YL**

**Price Over
£185,000**

ASPC ref : 347240



Arrange a viewing

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(Raeburn Christie Clark & Wallace)

Raeburn Christie Clark & Wallace

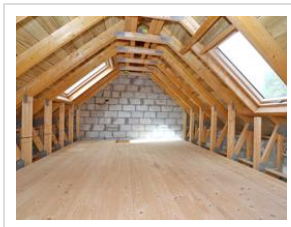
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AB51 4QR

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Property features:

This wind and water tight '**L**' shaped part converted **steading** enjoys a secluded countryside location and is on the end of a three steading block. With double glazing and electricity installed, water is nearby and installation is to be paid by the prospective purchaser along with the installation of a septic tank.

Proposed Accommodation The entrance doors with glazed side panels lead into the proposed entrance hall which has stairs to the first floor and access to a study/snug and bathroom. French doors lead into the dining kitchen which has three windows to the rear and has a utility room off containing a door to the garden. The formal lounge, with cathedral style ceiling includes three sets of arched glazed doors to the south and six velux windows in the high ceiling. The dining area, with multi-fuel stove is accessed on each side of the chimney breast. This area will have the master bedroom suite above containing an en suite and stairs on the gable end to the ground floor. The north wing will include bedrooms 2, 3 and a shower room, all with velux windows. The outside of the property at the entrance is still a building site so care must be taken on entry.

Planning Planning is in place for this architects supervised building and can be accessed from Aberdeenshire Council Planning Website ref APP/2008/2462-BW/2010/2776 or at the Selling Agent's Inverurie office for inspection.

Services The double glazing and electricity are already installed. Water is nearby with installation to be paid for by the prospective purchaser along with the installation of a septic tank.

Directions From Inverurie, follow the B9001 to Rothienorman turning left at the crossroads for Blackford. Carry on along this road and carry

straight on at the right hand corner. Carry on down the track and carry on straight on at the next corner where the steadings are on the right hand side with other home on the left.

View this property on aspc.co.uk:

<https://www.aspc.co.uk/search/property/347240/East-Steading-Blackford/Inverurie/>

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