

**Souters Cottage, Main Street,
Rothiemay, Huntly, AB54 7LT**

**Price Around
£185,000**

ASPC ref : 357398

 3  2  2 130 m² EPC **E** Council Tax Band **C**



Arrange a viewing

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Property features:



This well located **TRADITIONAL COTTAGE STYLE DWELLINGHOUSE** has been modernised to a high standard and well maintained by the current owners. Viewing is highly recommended to appreciate the internal features which are complimented by a beautiful enclosed rear garden. The property is ideally located for families with young children as the local Rothiemay Primary School is within easy walking distance as is the local Shop/ Post Office and the well regarded Forbes Arms Hotel.

Rothiemay enjoys a pleasant rural location in the Deveron Valley and is surrounded by beautiful Countryside. It has a Primary School, Hotel, Church and Shop. There is an active community with activities including badminton, bowling and tennis available. Rothiemay is situated approximately 7 miles from Huntly and 8 miles from Keith and more facilities can be found in these neighbouring towns including Primary and Secondary Schools together with an excellent range of Shops, recreational and sporting facilities in both Towns. The area provides easy access to Speyside, Donside, Deeside and the Cairngorms.

The accommodation comprises;

HALLWAY The front door on Main Street leads into the hallway which is well presented and has the benefits of a large downstairs cupboard. Radiator. Doors leading to living room and kitchen. Stairs to upper floor.

LIVING ROOM - Measuring 2.74m x 4.41m or thereby. A central feature of this cosy and snug living room is the woodburning stove set into a recess with wooden surround and large hearth. Window to front. Fitted carpet. Radiator. Impressive modern chandelier. Carbon monoxide alarm.

DINING KITCHEN - Measuring 4.14m x 3.65m or thereby. This attractive cottage style fully fitted modern kitchen has a large selection of wall and base units with a selection of cupboards with glazing racks and incorporating a butler style sink with mixer tap and drainer. Tiling around worksurfaces. Integral electric oven & hob with extractor hood. Space for appliances. Modern floorcovering. Window to front. Radiator. Telephone point.

UTILITY ROOM - Measuring 1.94m x 1.48m or thereby. Fitted base units/worksurface with space for appliances below. Large storage cupboard. Modern flooring. Window to rear. Spotlighting. Electric meters. Hatch to attic.

BEDROOM 1 - Measuring 1.97m x 3.79m or thereby. With rear facing windows overlooking garden. Fitted carpet. Spotlighting. Radiator.

SHOWER ROOM - Measuring 1.89m x 2.24m or thereby. Large shower cabinet with 'Mira Go' shower and wet wall panelling surround. Wash hand basin. Toilet. Heated towel rail. Fitted medicine cabinet with mirror doors. Spotlights. Frosted window. Modern floorcovering.

DINING ROOM - Measuring 4.13m x 2.97m or thereby. The lovely dining room has a front facing window and has been newly carpeted. Door leading to workshop/ study. Door to rear vestibule.

REAR VESTIBULE - Measuring 2.22m x 2.10m or thereby. Door leading to rear garden. Vinyl flooring. Radiator. Coat hooks.

WORKSHOP/ STUDY - Measuring 2.19m x 4.08m or thereby. This irregularly shaped room has a window to the front with a wide ledge. Radiator. Attractive wood panelling. Alcove with shelving. Stripped pine flooring.

Stairs to Upper Floor;

UPPER LANDING

Velux style windows. Telephone point. Fitted wardrobe with wooden doors.

BEDROOM 2 - Measuring 2.29m x 2.85m or thereby. Double bedroom with front facing window. Spotlighting. Fitted carpet.

BEDROOM 3- Measuring 4.11m x 3.85m or thereby. Double bedroom with front facing window. Radiator. Front facing window. Overheading spotlighting. Fitted carpet.

BATHROOM - Measuring 3.97m x 3.08m or thereby. This impressive bathroom has a free standing bath with claw feet. Heated towel rail. Window to front & velux style window to rear. Wash hand basin. Toilet. Door to walk in cupboard/ compute room with velux window, spotlighting, hatch to attic and telephone point.

GARDEN There is a most attractive enclosed rear garden which is set mainly in grass with a wide selection of flowering shrubs and plants in beautifully maintained borders. Paved patio area suitable for outdoor dining/ entertaining. Large modern greenhouse. Wooden storage shed. 2 Log Stores. Rotary dryer.

FEATURES

ATTRACTIVE COTTAGE STYLE DWELLINGHOUSE IN POPULAR VILLAGE

OIL FIRED CENTRAL HEATING WITH WOODBURNING STOVE

DOUBLE GLAZING

ALL CARPETS, CURTAINS AND LIGHT FITTINGS TO BE INCLUDED IN THE SALE

WHITE GOODS TO BE INCLUDED IF REQUIRED

EPC - E

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<https://www.aspc.co.uk/search/property/357398/Souters-Cottage--Main-Street/Huntly/>

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