

**Lethenty Smithy,
Fyvie, Turriff, AB53 8NL**
**Fixed Price
£210,000**

ASPC ref : 359857

 3 2 2 123 m² EPC **E** Council Tax Band **TBC**

Arrange a viewing

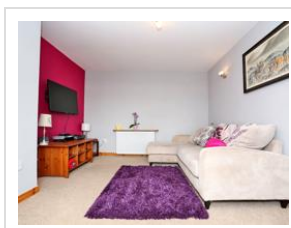
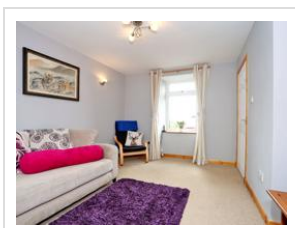
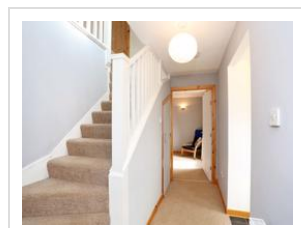
Below Home Report Valuation

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(Raeburn Christie Clark & Wallace)

Raeburn Christie Clark & Wallace

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Property features:


This immaculate **three bedroomed traditional dwellinghouse** was completely upgraded and stripped back in 2015, with a sizeable rear extension. It occupies a tranquil country setting close to the charming villages of Methlick and Fyvie, and yet is not rural and is easily accessible to Inverurie, Bridge of Don, Aberdeen and Dyce. Offering a tremendous standard of living, the accommodation comprises on the ground floor, an entrance porch and hallway, formal lounge, a striking family/dining room on open plan with multi fuel cast iron stove and solid oak mantle, fully fitted kitchen with integrated appliances, bathroom, utility room, a bright and airy breakfast room/hall and master bedroom with en suite shower room. A sweeping staircase leads to the two bedrooms on the upper floor. Tastefully presented throughout and benefitting from oil central heating and uPVC double glazing, the standard of finish is evident on entering the property, and will be sold with many quality fittings. The sizable gardens have been well maintained and fully appreciate the tremendous views across the far reaching Buchan countryside. Early viewing is genuinely recommended to fully appreciate this enviable family home.

Located within the Ythan Valley, the picturesque village of Fyvie provides adequate day to day requirements. Primary education is catered for within the village and secondary education is available at nearby Turriff Academy to which school transport is provided. Oldmeldrum

and Turriff are nearby and have a range of facilities and amenities. Fyvie also lies within close proximity to the main road network offering regular public transport to Peterhead, Bridge of Don and Aberdeen.

Entrance Porch A bright porch with two windows to front, entered through a uPVC storm door. Vinyl flooring.

Hallway A welcoming hall, fitted with a beige carpet and wood grain effect panelled inner doors. Understair cupboard. Carpeted balustrade staircase to upper floor.

Lounge 13'9" x 11'1" [4.23m x 3.39m] approx. A well appointed room with window to front offering tremendous views across the rolling countryside. Presented in co-ordinating emulsion décor and fitted with a beige carpet, it affords ample space for furniture.

Family Room/Dining Room 18'0" x 13'8" [5.49m x 4.22m] approx. An immaculate room on L-shaped open plan. Affording panoramic views across the countryside, it is presented in neutral tones and fitted with a beige carpet. A magnificent deep fireplace with oak mantle and slate tiled hearth houses a multi fuel cast iron stove, offering an eye catching focal point. Shelved recess display.

Inner Hall Located to the front and giving access to the kitchen and bathroom.

Kitchen 13'5" x 7'3" [4.10m x 2.23m] approx. Offering tremendous country views through dual aspect windows, this bright and airy room is fitted with a comprehensive range of oak effect cabinets at wall and base level finished with satin chrome handles. The generous runs of co-ordinating black marble effect gloss tops incorporates slate effect tiled surrounds and an inset 1.5 bowl granite sink with chrome mixer tap. Tiled effect vinyl flooring. The electric ceramic hob, glass splashguard, chrome cooker hood and fan oven will remain together with the integrated dishwasher and 50/50 fridge/freezer.

Bathroom 8'8" x 5'6" [2.69m x 1.71m] approx. A striking room, finished along the wet walls with co-ordinating chocolate and beige aqua panelling and fitted with a self contained corner shower cabinet with glazed shower door, w.c., bath and inset wash hand basin with white gloss vanity cabinet underneath. Chrome ladder radiator. Extractor. Opaque glazed window to rear.

Breakfast Room/Hall 31'9" x 5'6" [9.71m x 1.70m] approx. This beautifully appointed breakfast room/hall was completed in 2015 and lends itself to a variety of uses. Incorporating wall to wall windows and a sloped ceiling, it affords open views and gives access to the garden. Vinyl flooring. Built-in cupboard.

Utility Room 6'8" x 4'9" [2.06m x 1.50m] approx. A handy room, fitted with a wall mounted storage cupboard and black gloss worktops, with plumbing for automatic washing machine and space for a tumble dryer. Central heating boiler. Tiled effect vinyl flooring. Window to side. Extractor.

Master Bedroom and En Suite 17'1" x 10'4" [5.22m x 3.16m] approx. Located off the annexe and affording views across the front, this most generously proportioned room is finished in co-ordinating emulsion décor and fitted with a beige carpet. Built-in mirror door wardrobe and shelved storage cupboard. Upright radiator. The En Suite Shower Room (7'3" x 5'9" [2.21m x 1.79m] approx.) is fitted with a self contained extra large shower enclosure with beige aqua panelled wet walls, rainfall and standard shower heads and glazed shower door and incorporating a two piece white suite. Opaque window to rear. Tiled effect vinyl flooring. Extractor. Chrome ladder radiator. Electric shaver socket.

Upper Landing A bright, galleried style landing with velux window to front and deep display ledge underneath, carpeted and fitted with traditional style pine panelled inner doors.

Bedroom 2 11'2" x 9'6" [3.41m x 2.93m] approx. Stylishly presented and affording glorious views across the front.

Bedroom 3 11'2" x 9'6" [3.41m x 2.93m] approx. A mirror image of bedroom 2, well presented and affording glorious front facing views.

Gardens The garden to the front is well appointed, affording glorious far reaching views across the rolling countryside. Laid mainly to lawn, it incorporates well planted borders and gravel walkways. A gravelled driveway offers off-road parking for approx. three/four cars. The gardens to the sides and rear are well maintained and again offer lovely views across the open fields. Of considerable size, they are mainly laid to lawn, incorporating paved walkways.

Land Approx. 4 acres of land available to purchase under separate agreement.

Services Drainage to a septic tank. Mains water supply.

Directions From Dyce, follow the A947 Banff road and continue until reaching Fyvie, turning right onto the B9005. Turn right at the War Memorial and continue through Woodhead and proceed for approx. 3 miles, turning left at the sign for Millbex, and sharp left again. Proceed for approx. 1 mile and turn right onto a minor road, as indicated by our For Sale board. The property is located a short distance along on the left hand side.

Notes Oil central heating uPVC double glazing. EPC=E. All fitted floor coverings and light fittings to remain. THE DATE OF ENTRY IS

MATERIAL AND OFFERS SUBJECT TO SURVEY, SUBJECT TO FINANCE OR SUBJECT TO THE SALE OF THE PURCHASER'S OWN PROPERTY WILL NOT BE CONSIDERED.

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<https://www.aspc.co.uk/search/property/359857/Lethenty-Smithy/Turriff/>

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