

# Rosewood Cottage, Woodhead, Turriff, AB53 8PL

Price Over  
£145,000

ASPC ref : 387924

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 71 m<sup>2</sup>  
 EPC **D**  
 Council Tax Band **D**



Arrange a viewing

07535 954479 or

01358 742918

01467-629300

(Raeburn Christie Clark & Wallace)

**Raeburn Christie Clark & Wallace**

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Property features:



Central heating



Garden



Parking

## Description

Set on a generous plot and in need of upgrading, this traditional **two bedroomed detached cottage** with old garage, garden and kennels enjoys a southerly facing aspect. The accommodation, with uPVC double glazing and oil fired central heating, includes the entrance/boot room ideal for storage, the kitchen and lounge/dining room with real fire. The long hallway, with built-in storage cupboard, gives access to two double bedrooms and the upgraded shower room. Outside, there is plentiful parking on the driveway and patio area, an old garage which requires replacement, a shed and kennels which will be included. The gardens to the side are south facing and include grassed areas, hedging and perennial shrubbery. Viewing is recommended to appreciate this unique opportunity.

Fyvie, a short drive away, is 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.

**Notes** Oil central heating. uPVC double glazing. EPC=D. Septic tank. Mains water. All carpets, curtains, blinds, light fittings, the slot-in cooker and the Calor gas canister are included. The kennels, log store and shed are also included.

## Directions

From the A947 north to Banff, turn right at Fyvie then turn right again at the war memorial for Woodhead. Once in the hamlet, take the right fork for Fetternear. Rosewood Cottage is the fourth property on the left hand side. Parking can be on the drive.

## Accommodation comprises

**Entrance/Boot Room 9'8" x 6'0" [2.90m x 1.80m] approx.** The entrance door with glazed insets gives entry into this practical space ideal for coal storage, boots and outdoor implements. Coat hooks. Space for a fridge/freezer.

**Kitchen 11'0" x 8'5" [3.50m x 2.60m] approx.** South facing and filled with morning sun through the window dressed with wooden blinds, this wood lined kitchen, with ceramic floor tiling includes work surfaces and cabinets at high and low level to include the slot-in gas cooker for which there is a gas cylinder included. The stainless steel sink is located beside an additional window overlooking the parking area and courtyard. Space for washing machine. Door to lounge/dining.

**Lounge/Dining 16'6" x 11'11" [5.80m x 3.60m] approx.** Overlooking the entrance through the window with a deep wooden sill and wooden blinds, this cosy lounge/dining with traditional wood linings to dado height and a feature wood lined wall with lighting also includes the fireplace with real fire. Space is provided for a table and chairs. The deep silled window to the rear is dressed with blinds. TV and telephone points. High meter cupboard and high storage cupboard.

**Hallway 24'10" [7.50m] approx. in length** With rich coloured carpeting and two deep silled windows overlooking the driveway and parking, the long hallway includes a shelved linen cupboard and access to two double bedrooms and the shower room. Smoke alarm.

**Master Bedroom 15'2" x 12'9" [4.60m x 3.90m] approx.** Overlooking the sunny garden to the side through the deep silled window dressed with blackout blind and drapes, this is a spacious double bedroom suitable for free standing furniture.

**Bedroom 2 11'4" x 8'3" [3.49m x 2.50m] approx.** Enjoying the same sunny aspect in the afternoons through the deep silled window, this attractive double bedroom includes two built-in wardrobes containing hanging and shelving space. High cupboard ideal for storage.

**Shower Room 9'4" x 8'1" [2.80m x 2.40m] approx.** With attractive ceramic floor tiling and a deep silled window with the w.c. below, this spacious, mostly tiled shower room also includes a wash hand basin with shelf and fixed mirror above. The shower, lined with wet wall, includes an electric connection. Hatch to loft space.

### (OUTSIDE)

**Old Garage** This building is to the front of the property and in need of replacement.

**Parking and Courtyards** Wrought iron entrance gates leads into the large parking area which is laid to gravel in front of the kennels and the shed. A large paved patio in this area is ideal for entertaining.

**Gardens** The property occupies a generous plot with the front and side garden ideal for parking and the large paved patio which is ideal for summer entertaining. The kennels, log store and shed at the rear will be included in the sale. The south facing area at the side, behind the old garage, is an absolute sun trap in the summer months and includes mature borders and shrubbery along with a drying area with the original clothes poles for wash day.

View this property on [aspc.co.uk](http://aspc.co.uk):

<https://www.aspc.co.uk/search/property/387924/Rosewood-Cottage/Turriff/>

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