

## 4 Craigendarroch Cottages, Main Street, Lumsden, Huntly, AB54 4JN

Price Over  
**£130,000**

**Under offer**

 **3**  **1**  **1**   **92 m<sup>2</sup>** EPC **D** Council Tax Band **B**



### Contact Solicitor

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### Features



Garden

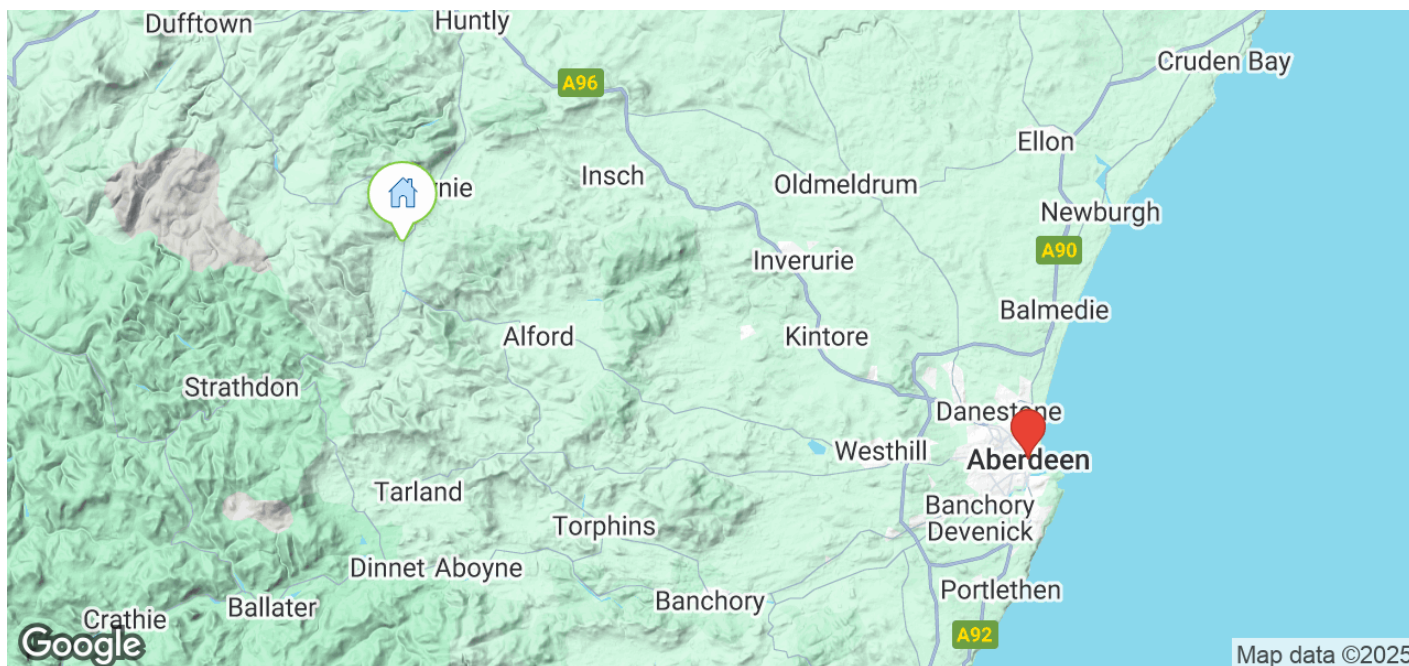
## Description

This property is located in the quiet village of Lumsden which offers spacious, well maintained accommodation across two floors. The property has been tastefully decorated and is ready to move into, making it ideal for a family or first time buyers. There is a good sized rear garden which is set out in two sections and mainly laid to lawn. The front of the property provides a garden and off road parking for a number of vehicles. Early viewing is highly recommended.

**Location** Lumsden is a rural village located approximately 13 miles from Huntly and 7 miles from Alford. Inverurie and Aberdeen are within commuting distance. Primary schooling is available in Lumsden and secondary at AlfordAcademy. The village has a village shop and petrol station.

## Directions

Leave Huntly on the A97 and continue on the road, through Rhynie for approximately 13 miles. On entering Lumsden, the property is on the main street not far into the village on the right hand side.



## Accommodation comprises

### (Ground floor)

**Vestibule:** Providing access to the hall by glazed panel door; cupboard housing the central heating boiler with cloak hanging facilities; meter cupboard.

**Hall:** The welcoming hall gives access to the ground floor accommodation; stairway leading to the first floor

**Lounge:** 4.97m x 3.48m (16' 4" x 11' 5") approx. Tiled fireplace with open coal fire; front facing picture window.

**Dining Kitchen:** 3.86m x 2.84m (12' 8" x 9' 4") approx. Fully fitted kitchen with base and wall and drawer units; stainless steel sink unit; plumbing for automatic washing machine; space for tumble drier; space for free standing cooker; tiling around the work surfaces; space for under counter fridge and freezer; door to rear hall. Dining area.

**Rear Hall:** Shelved cupboard housing the hot water tank; back door.

**Bathroom:** 3 piece suite in white comprising of bath, wash hand basin and toilet; over bath mains shower; shower screen; full wall tiling around the bath and wash hand basin.

### (First floor)

**Upper Hall** Providing access to the first floor accommodation.

**Master Bedroom 1:** 4.37m x 3.05m (14' 4" x 10') approx. Double bedroom; front facing window; built in double wardrobe; built in single cupboard

**Bedroom 2:** 3.71 m x 2.82m (12' 2" x 9' 3") approx. Double bedroom; rear facing window; built in double wardrobe.

**Bedroom 3:** Double bedroom; dual aspect windows; built in double wardrobe.

### **(Outside)**

The front of the property provides a driveway with off road parking for around 4 vehicles, there is an area of grass bordered with flowers and shrubs and enclosed by hedging.

**Rear Garden** The enclosed rear garden is set out in two separate sections mainly set in grass with a drying area. The paved pathway leads to 2 wooden sheds, one with power. There is a coal bunker and 1200 oil tank.

### **(Other information)**

Oil Central Heating. Double Glazing. Mains Water & Drainage. Carpets and floor coverings included. No curtains will be included.

#### **View this property here**

<https://www.aspc.co.uk/search/property/323282/4-Craigendarroch-Cottages--Main-Street/Huntly/>

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