

North Hill Of Redbriggs, Greeness,
Cuminestown, Turriff, AB53 8HY

Fixed Price
£275,000

Under offer

 **4**  **1**  **2**   **120 m²** EPC **D** Council Tax Band **B**



Contact Seller

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Features  Garage  Garden  Land

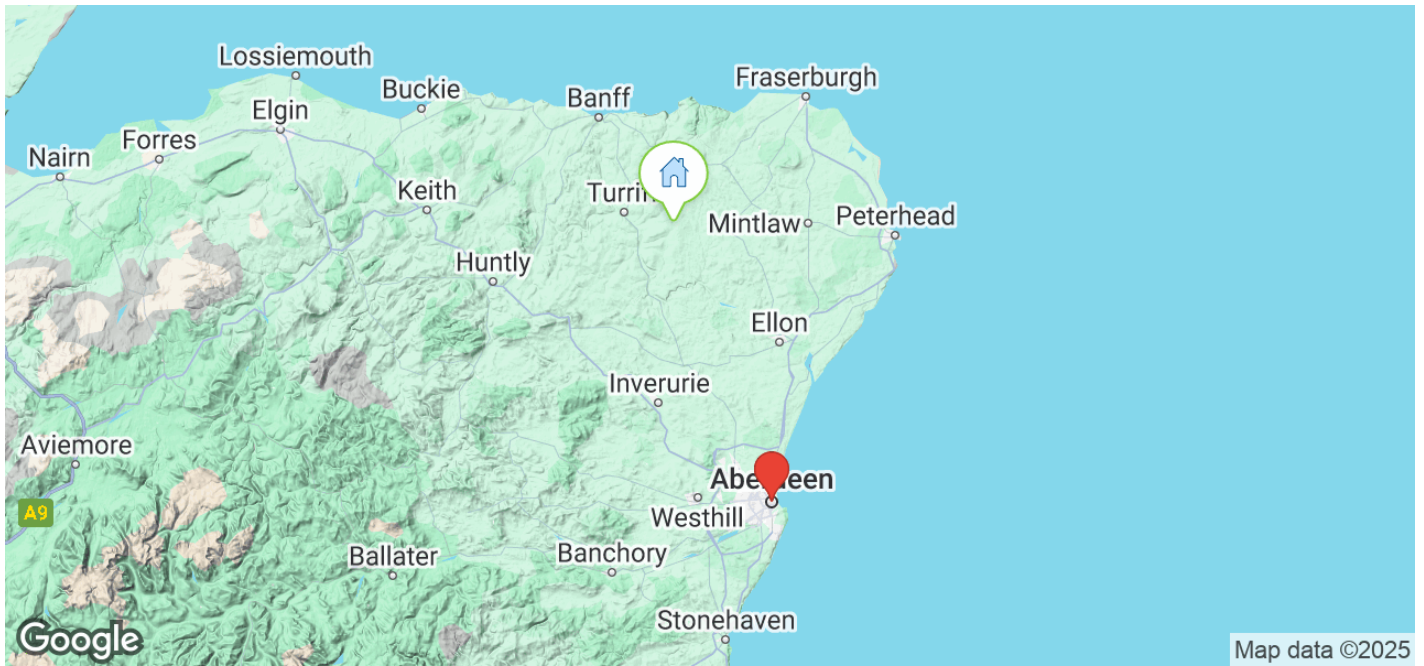
Description

North Hill of Redbriggs is a spacious **4 bedroom double storey dwellinghouse**, offering spacious family sized accommodation. The accommodation comprises sitting room, dining kitchen, wet room and large double bedroom on the ground floor. Upstairs there are a further three double bedrooms and main bathroom.

The property extends to approximately 4.8 hectares (12 acres), which surrounds the property. The ground is fenced and set out in grass. There is a large L-shaped steading comprising stabling, tractor shed and former drier store. This building is of traditional stone construction with white wash finish and replacement corrugated metal roof covering.

Location The property enjoys a pleasant location, situated up a tarred single track road, with access leading off to similar rural properties. Greeness is a small rural community with a Community Hall, the

Village of Cuminestown is 3 miles away, there are village shops and Primary Schooling, whilst a larger range of amenities are available in Turriff, approximately a distance of 7 miles. The property is within commuting distance of both Dyce and Aberdeen City.



Accommodation comprises

(Ground Floor)

Hallway: The property enters via a double glazed, UPVC panelled exterior door, with decorative window panel, into the main hallway. Fitted staircase, large understair storage cupboard. Built-in low level storage cupboard, with wall mounted wine rack above. 2 radiators. 2 Ceiling pendants. Smoke detector. Exterior door to rear.

Sitting Room: 4.27m x 3.77m (14' x 12'4") approx. This is a good sized room with window overlooking the front. Focal point electric fire, with attractive marble inset and wood surround. Shelved alcoves to either side of chimney breast. T.V. point. Ceiling and wall lights. Radiator.

Kitchen: 3.39m x 2.83m (11'1" x 9'3") approx. Fully fitted with a range of base and wallmounted oak units, with contrasting worksurfaces and tiled splashbacks. Built-in electric oven and grill, 4-ring ceramic hob, overhead extractor hood. Space for dishwasher, automatic washing machine and under the worktop fridge. Stainless steel sink and drainer, mixer tap – large window above, with views to rear. Ceiling cornice. Ceiling downlighters. Wood laminate flooring. Radiator.

Bedroom 1: 4.13m x 2.85m (13'8" x 9'4") approx. This is a good sized double bedroom. Window to front. T.V. point. Ceiling cornice. Radiator.

Wet Room: 2.5m x 1.48m (8'2" x 4'10") approx. Recently completed wet room. W.H.B, with mixer tap, set within a white, double vanity unit. W.C. Aqua panelled splashbacks on two walls. Full height, fitted shower screen. Tiled floor. Ceiling cornice. Frosted glass window to rear. Radiator.

(First Floor)

Upstairs Landing: Pendant light. Smoke detector. Hatch to loft space.

Bedroom 2: 3.49m x 3.00m (11'5" x 9'11") approx. Built-in double wardrobe. T.V. point. Window to front. Pendant light. Ceiling cornice. Radiator.

Bedroom 3: 3.66m x 3.11m (11' x 10'2") approx. Built-in double wardrobe. T.V. point. Ceiling cornice. Pendant light. Radiator.

Bedroom 4: 4.67m x 4.63m (15'3" x 15'2") approx. Built-in shelved cupboard. Ceiling light, with fan fitment. T.V. point. Recessed ceiling lights. Radiator.

Bathroom: 3.36m x 1.87m (11' x 6'1") approx. Fitted with a 3-piece coloured suite comprising bath, with tiled splashbacks above, pedestal w.h.b. and w.c. Separate shower cubicle, tiled to full height. 3-way light fitting. Radiator.

(Outside)

The ground extends to approximately 4.8 hectares (12 acres) and wraps around the dwellinghouse and building. The ground is divided into three large enclosures.

Measuring 9.5m x 3.7m (31'1" x 12'1") and (6.7m x 4.5m) 22' x 15' There is a large L-shaped steading comprising stabling, tractor shed and former drier store. This building is of traditional stone construction with white wash finish and replacement corrugated metal roof covering.

Garage 4.8m x 3.27m (15'9" x 10'8") Fitted with up and over door. Various power points and strip lighting. Oil fired central heating boiler.

(Other Information)

Double glazed timber framed window units. Oil central heating. Mains water and private drainage.

View this property here

<https://www.aspc.co.uk/search/property/324094/North-Hill-Of-Redbriggs-Greeness/Turriff/>

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