

**Easterfield,**

Fortrie, Turriff, AB53 4HU

Price Over

**£300,000**

**Under offer**

 **4**
 **2**
 **2**

 **205 m<sup>2</sup>**
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 **E**



**Contact Seller**

Mr & Mrs Wiseman

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**Features**  Garage  Garden

**Description**

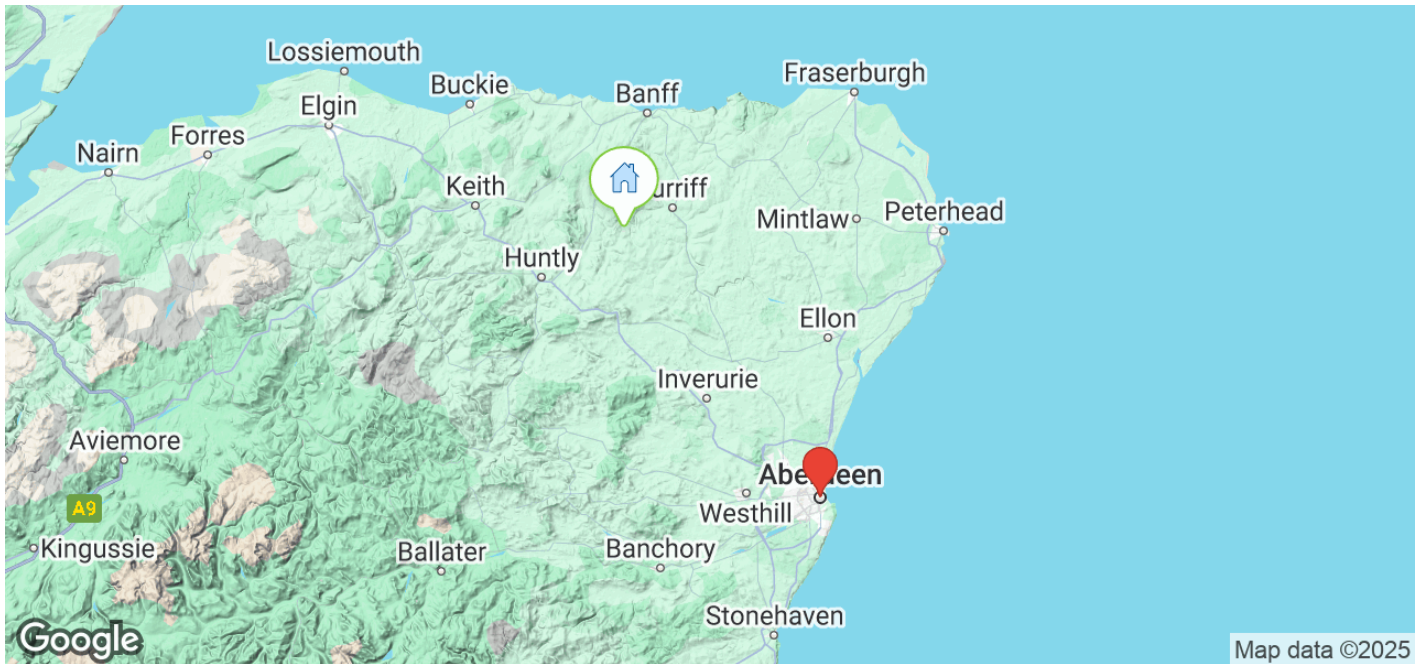
This property comprises a traditional **farmhouse** which retains some original features, which lies within mature landscape gardens and includes a useful range of outbuildings.

**The accommodation comprises:-** Entrance Vestibule, Reception Hall, Lounge, Dining Room, Dining Kitchen, Utility Area, Office, Bathroom and fourth Bedroom on the ground floor, with three Bedrooms and Shower Room on the first floor.

There are good sized outbuildings which lie to the side of the property. There are also mature gardens which have been developed over the years by the current proprietors.

**Location** The property lies approximately six miles from Turriff. Turriff itself is a thriving town with a population of approx. 5,000. It has excellent Primary and Secondary Schools and a good range of

Shops and other well supported facilities including Swimming Pool, Bowling Stadium, Library, Community Centre, Sports Centre, Golf Course and fishing on the River Deveron. Aberdeen is 35 miles away.



## Accommodation comprises

### (Ground Floor)

**Entrance Vestibule:** With front door, cloak area and glass panel door leading to

**Reception Hall:** With traditional staircase leading to upper floor accommodation and fitted carpet.

**Dining Room:** 6.20m x 4.70m (20'5" x 15'4" including bay window) approx. With marble fireplace housing electric fire, centre light, fitted carpet and central heating radiator. Double doors from here lead to

**Sitting Room:** 4.60m x 3.50m (15'11" x 11'6") approx. With marble fireplace with cast iron inset housing coal affect gas fire, wall shelving, alcove, centre light, fitted carpet and central heating radiator.

**Inner Hall:** With double door cupboard, further shelved cupboard and under stair cupboard providing plentiful storage space, fitted carpet and central heating radiator.

**Office:** With fitted carpet.

**Dining Kitchen :** 4.20m x 3.90m (13'8" x 12'7") approx. With fitted units at eye and floor level, worktop space incorporating sink, tiled splashbacks, electric hob, double oven, laminate wood flooring and central heating radiator. A door from the kitchen leads to

**Utility Area:** With cupboards at eye and floor level, worktop space incorporating stainless steel sink, plumbing for dishwasher, plumbing for washing machine and space for fridge.

**Rear Vestibule:** With back door and with doorway leading to garage which has an electric up and over door, power and light.

**Bathroom:** 2.70m x 1.90m (9' x 6'3") approx. With wash hand basin, WC, separate Shower cubicle with shower operating off hot water system, wet walling, wood panelling to half point, mirror, heated towel rail and laminate tiled flooring.

**Bedroom 4:** 5.00m x 4.70m (16'3" x 15'5") approx. With fitted carpet and central heating radiator. (This room has been used as a public room in the past.)

### **(First Floor)**

**Upstairs:** A fully carpeted staircase with wooden bannister leads from the Reception Hall to the upper floor accommodation.

**Upper Landing:** With double door storage cupboard, fitted carpet and central heating radiator.

**Bedroom:** 5.00m x 3.30m (16'4" x 11') approx. With two large deep double wardrobes occupying one wall, wood panelling to half point, double glazed window, fitted carpet and central heating radiator.

**Bedroom:** 4.90m x 4.70m (16'1" x 15'4") approx. With double glazed window, fitted carpet and central heating radiator.

**Bedroom:** 3.60m x 3.40m (11'8" x 11'3") approx. With double glazed window, fitted carpet and central heating radiator.

**Shower Room:** With wash hand basin, WC, separate shower cubicle with aqua panelling to walls, electric shower and laminate flooring.

### **(Outside)**

**General Purpose Outbuildings:** To the side of the house itself there are two large general purpose outbuildings, approximately 30.5m x 18.3m (100' x 60') and 18.3m x 9.1m (60' x 30') concrete floor and light. It is believed these outbuildings could be used for a variety of purposes. Adjacent to these outbuildings there are two greenhouses.

There is a garage to the rear of the house accessed from the rear vestibule.

**Garden Ground:** The garden ground, the majority of which lies to the front and one side of the property, has been landscaped over the years by the current proprietors and includes an abundance of flowering shrubs and maturing trees and other feature plants. To the front of the property there is an area of garden laid primarily to grass, with raised borders and a further sunken border complete with patio. Immediately adjacent to the kitchen area of the house there is a more formal sheltered patio, which catches the evening sun. There is a further area of garden which is used for barbeques complete with decking and a fountain. There are mature trees on one border of the property.

### **(Other Information)**

Private water, private drainage, electricity and telephone installed. The property itself comprises a traditional style farmhouse, retains some of its original features. The property is part double glazed and enjoys the benefits of oil fired central heating. There is bottled gas which provides for the fire within the sitting room. The usual heritable fixtures and fittings are included, as are all floor coverings, carpets, curtains and blinds.

## **View this property here**

<https://www.aspc.co.uk/search/property/344990/Easterfield/Turriff/>

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