

Coshelly,

Rothienorman, Inverurie, AB51 8XB

Price Around
£260,000

Under offer

 **3**  **2**  **1**   **116 m²** EPC **G** Council Tax Band **C**



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Features



Garden

Description

3 Bedroom Traditional Built Farmhouse with attached unconverted U-shaped Steading

Lounge, Dining Room, Kitchen & utility area. 3 Bedrooms & Bathroom. DG & LPG CH. U-shaped Steading with historic planning permission for conversion. Rural property with potential for expansion.

TYPE OF PROPERTY Set within a rural location approximately 1 mile from the village of Rothienorman we offer for sale this traditional built farmhouse with attached unconverted U-shaped Steading. The Steading had full planning permission granted 25 years ago for conversion into a further 3 bedrooms, lounge, utility room and bathroom. The property has the benefit of DG, Upvc windows and LPG central heating. Rothienorman is within commuting distance of Aberdeen City, Bridge of Don, Dyce and Aberdeen Airport. Inverurie is approx 9 miles distant offering a wider range of shops and amenities with excellent rail links to Aberdeen and Inverness. The accommodation comprises on the ground

floor, lounge, kitchen, utility area, dining room, 2 bedrooms, with bedroom and bathroom on the upper floor. Well maintained garden grounds to both front, side and rear of the property.

ACCOMMODATION

Entrance Hall : Entrance hall at front of the property gives access to the lounge and dining room. Curved staircase leading to the upper accommodation.

Lounge : 19' 5" x 12' 1" (5.92m x 3.67m) Bright and airy room with two windows providing ample natural light and which also have the original shutters. White fire surround which houses a gas fire, shelved alcoves at either side of the fire surround. Fitted carpet and 2 central heating radiators.

Dining Room : 13' 4" x 12' 7" (4.07m x 3.86m) The dining room has a door leading to the kitchen and a door leading to a small rear hall. Understair cupboard. Fitted carpet and central heating radiator.

Kitchen : 13' 3" x 11' 7" (4.04m x 3.55m) The kitchen is fitted with a good range of base and eye level units which includes glass fronted display unit and also a central island with basket storage. Integrated electric oven, ceramic hob, cooker hood and dishwasher. Plumbed for washing machine and space for fridge freezer. Tiled flooring and central heating radiator.

Door leading to back hall and walk in cupboard which is currently being utilised as a utility room. This room is fitted with eye level units, and it houses the boiler. External door to rear of the property.

Accessed from the dining room there is a small hall which gives further access to Study and Bedroom 2, external door to rear of property.

Bedroom 3 : 6' 6" x 6' 3" (2m x 1.91m) Currently utilised as a study with built in single bed. Fitted carpet and central heating radiator.

Bedroom 2 : 9' 1" x 6' 6" (2.76m x 2m) Located off the rear hall. Fitted carpet and central heating radiator.

UPPER ACCOMMODATION On the mezzanine floor there is a walk in cupboard which is currently utilised as a wardrobe.

Bedroom 1 : 13' 7" x 11' 8" (4.16m x 3.58m) Double bedroom with bay window, space for free standing furniture. Fitted carpet and central heating radiator.

Bathroom : 13' x 12' 7" (at widest point) (3.95m x 3.86m) Spacious room fitted with a 3 piece white suite comprising bath with shower over, WC and wash hand basin. Shelved storage. Laminate flooring and central heating radiator.

OUTSIDE : Hardcore driveway from the main road down to the property with chipped stone parking area for several cars. Garden grounds surround the property which are mainly laid in grass with mature trees and shrubs. Paved patio area at the front of the property. Unconverted U-shaped Steading which had full planning permission granted 25 years ago for a 3 bedroom extension with lounge and bathroom. Plans are available to view at our Oldmeldrum office.

SERVICES : Mains water and electricity, drainage to a septic tank. LPG central heating.

ITEMS INCLUDED : The usual heritable fixtures and fittings are included in the sale price. All floor coverings, light fittings, curtains and blinds will remain.

Council Tax : Band C

EPC : Band=G

LOCATION : The property is in a rural location approximately 1 mile from Rothienorman. Rothienorman is a rural village with local shops, primary school and nursery. The village falls within the catchment area of Meldrum Academy. Inverurie is only 9 miles distant offering a wide range of shops, supermarkets, amenities, also excellent rail link to Aberdeen and Inverness. Rothienorman is within easy commuting distance of Aberdeen, Dyce, Bridge of Don and Aberdeen Airport.

DIRECTIONS : From Inverurie travel on the B9001 road to Rothienorman. On entering Rothienorman continue to the crossroads and turn right. Go right at the small roundabout, past the church and school and keep on that road for approximately 1 mile. Coshelly is on the right hand side just before the T-junction.



View this property here

<https://www.aspc.co.uk/search/property/358222/Coshelly/Inverurie/>

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