

**Cairnandrew,**  
Banff, AB45 3SR

Price Over  
**£250,000**

**Under offer**

 **4**  **3**  **2**   **265 m<sup>2</sup>** EPC **F** Council Tax Band **D**



**Contact Solicitor**

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**Features**



Garage



Garden

**Description**

BELOW HOME REPORT VALUATION

Cairnandrew Farmhouse is an extensive **4 bedroom/3 public farmhouse**, set in the heart of rural Aberdeenshire.

The accommodation extends over two floors and comprises a large farmhouse kitchen, with aga, a dedicated office, living room and sitting room. There is a purpose built games room/elegant sitting room providing extensive floor space which has in the past been used for housing a snooker table. There is a bedroom on the ground floor along with shower room and large utility room. There are a further three bedrooms, and bathroom on the upper floor, along with various built-in storage cupboards.

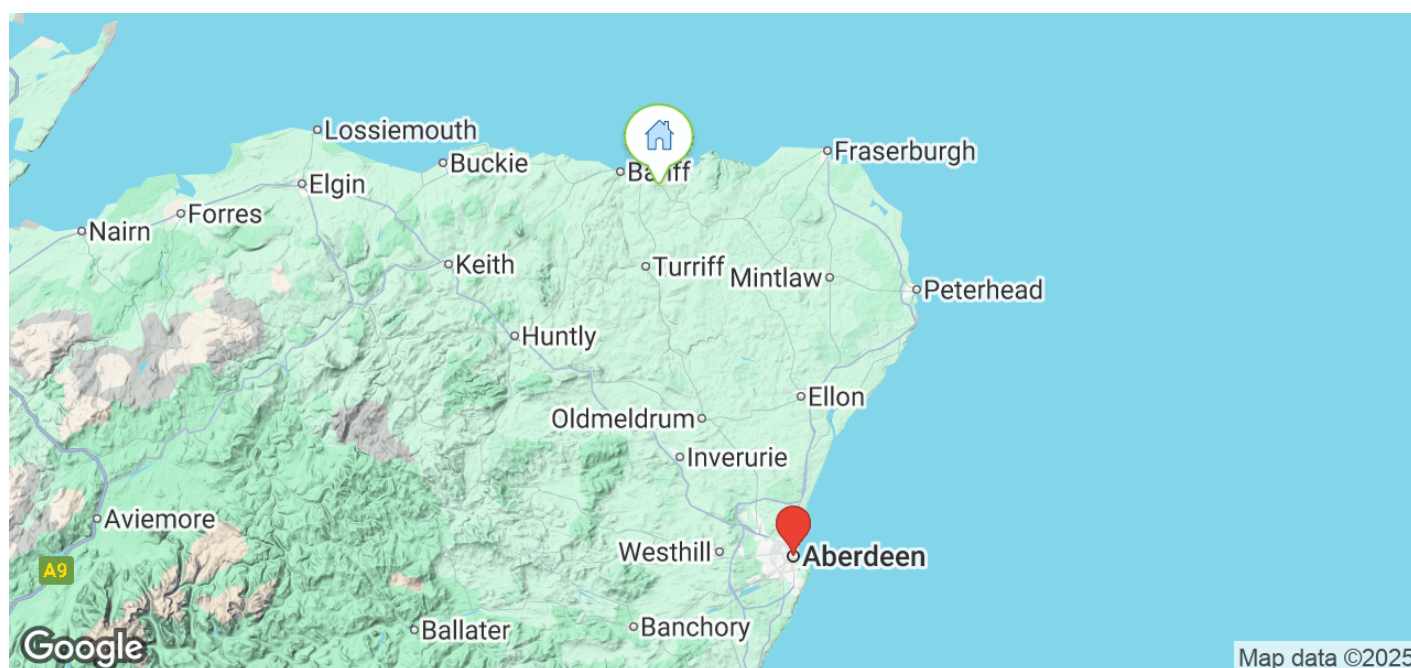
Immediately surrounding the dwelling is a good sized garden, set out in lawn, with mature broadleaf trees providing interest and shelter. A sweeping, tarmaced drive leads up to the double garage. N.B. Additional ground can be made available to purchase under separate negotiation. There is also the possibility of purchasing additional outbuildings by negotiation if required.

There is a large double garage, with floored attic above and extensive parking. The property has oil fired central heating and is fully double glazed.

**SERVICES** Private water and drainage supplies

## Directions

**DIRECTIONS** Travel North on the A947 for approximately 6 miles, upon reaching the small community of King Edward, turn right immediately beside the Church - signposted Gorrachie. Continue along this road for approximately two miles until reaching the crossroads (again signposted Gorrachie). Turn left here, continue up to the staggered junction and go straight ahead. Cairnandrew Farmhouse is a short distance up this road on the right hand side.



## Accommodation comprises

### GROUPS FLOOR

**REAR ENTRANCE VESTIBULE** Wood panelling to dado height. D.G. exterior door to rear, with glazed panels. Pendant light.

**STUDY** This a good sized office, enjoying a dual aspect. Fitted with multiple telephone points and a t.v. point. 2 pendant lights. Radiator.

**KITCHEN 5.03m x 3.82m (16'5" x 12'6")** This is a large traditional Farmhouse kitchen. Fitted with a range of base and wallmounted solid oak units. Comprising drawers units, plate rack and glazed display wall units. Wood laminate worktops and tiled splashbacks over worksurface areas. Large built-in ingleneuk, housing an oil fired Aga and separate Electric cooker and hob. Integral dishwasher and fridge. Ceiling downlighters and pendant light. Vinyl flooring.

**UTILITY ROOM 3.45m x 2.14m (11'3" x 7")** Fitted with built-in base and wallmounted units. Large shelved larder cupboard. Stainless steel sink and drainer with mixer tap. C.H. boiler, wallmounted C.H. control pad. Windows on two sides.

**MAIN HALLWAY** This is a lovely bright and spacious central hallway, with staircase up to upper floor. Large understair storage cupboard, with light. Deep wood skirtings. Smoke detector. 2 Pendant lights. Telephone point. Cast iron radiator. Glazed interior door through to entrance vestibule.

**ENTRANCE VESTIBULE** Hardwood double glazed door to front. Ceiling cornice. Pendant light. Radiator.

**SHOWER ROOM 2.73m x 1.74m (8'11" x 5'9")** Fitted with a pedestal whb and w.c. Shower cubicle, tiled to full height. Electric shaver point. Xpelair fan. Pendant light. Radiator.

**BEDROOM 1 3.05m x 2.75m (10' x 9')** Window to side. Pendant light. Radiator.

**LIVING ROOM 4.29m x 4.26m (14' x 13'11")** This is a good sized living room, with sash window to front. Traditional open fireplace. Deep wood skirtings. Picture rail. Ceiling Cornice. Cast iron radiator. T.V. and telephone points. Built-in alcove, with cupboard space below.

**SITTING ROOM 7.18m x 4.31m (23'6" x 14'1")** This is a lovely "grand" room of generous proportions. Featuring traditional deep wood skirtings, ceiling cornicing and picture rails. Large focal point fireplace, with ornate carved surround and cast iron fireplace. 2 ceiling lights, picture downlighters. This room enjoys a dual aspect. Radiator

**GAMES/SITTING ROOM 7.23m x 7.11m (23'8" x 23'3")** Attractively presented with windows on all sides. Various radiators. Ceiling downlighters and wiring for snooker table lights. Ceiling cornice. Oak flooring.

## FIRST FLOOR

**UPSTAIRS** An attractive turning staircase, leads up to the upper floor. There is a spacious landing with a large walk-in storage cupboard, with shelving and light. Velux window. Ceiling lights.

**BEDROOM 2 4.71m x 3.67m (15'5" x 12')** Fitted with two sets of double wardrobes, with mirror sliding doors. T.V. point. Smoke detector. Pendant light. Cast iron radiator.

**BEDROOM 3 4.4m x 3.44m (14'5" x 11'3")** Dormer window to front. Built-in wardrobe and half height storage cupboard. T.V. point. Smoke detector. 2 pendant light fittings. Cast iron radiator.

**BEDROOM 4 4.51m x 3.73m (14'9" x 12'2")** This room has a dual aspect with windows to front and rear. Built-in storage cupboard. Telephone point. Smoke detector. Pendant light.

**BATHROOM 2.56m x 1.86m (8'4" x 6'1")** Fitted with a white 4-piece suite comprising Jacuzzi bath, pedestal whb., bidet, and w.c. Separate shower cubicle, tiled to full height. Remaining walls tiled to dado height. Ceiling downlighters. Xpelair fan. Electric shaver point. Radiator.

## OUTSIDE

Cairnandrew Farmhouse occupies a beautiful rural setting, set within its own private grounds. A tarmaced driveway sweeps up to an extensive tarmaced parking area in front of the large double garage. The garden is set out mainly in lawn, edged with mature broadleaf trees creating a natural boundary.

**GARAGE** Adjacent to the dwellinghouse is a large double garage extending to approximately 42 sqm. Large double up and over electric doors. Situated to the side of the garage a set of stone steps leads

up to the loft, which has been converted into residential accommodation.

**GENERAL 1** With regard to the electricity mains serving the property - the Sellers will undertake at their own cost to have a new exclusive metered electricity supply installed at the house, prior to a sale going through.

**GENERAL 2** Additional land and outbuildings at the property can be made available to purchase under separate negotiation.

**View this property here**

<https://www.aspc.co.uk/search/property/361902/Cairnandrew/Banff/>

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