



2 Corrennie Cottages, Tillyfourie, Inverurie, AB51 7SB

2 Corrennie Cottages

Traditional granite 3 bedroom cottage with garden ground situated in the quiet hamlet of Tillyfourie only 5 miles from the village of Alford.

Offers Over
£100,000

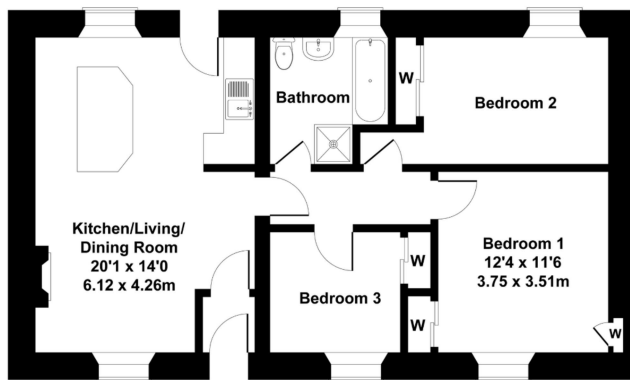


Aberdeen & Northern Estates Ltd.
Thainstone Centre, Inverurie, Aberdeenshire, AB51 5XZ

anestates.co.uk estates@anmgroup.co.uk **01467 623800**

2 Corrennie Cottages, Tillyfou

Approximate Gross Internal Area
732 sq ft - 68 sq m



Corrennie Cottage offers a superb opportunity to purchase and renovate a traditional granite house within easy commuting distance to Aberdeen City and other satellite towns. Whilst the cottage requires complete modernisation, it offers a great base from which to start comprising:- kitchen/living room, bathroom and 3 bedrooms.

Corrennie benefits from having a large garden area to the rear, with drystone dyke encompassing a section of lawn, and complete with small stone garden bothy.

We would encourage interested parties to arrange to view the property to appreciate the potential in full.

EPC - Band G
Council Tax - Band C
Electricity - Mains Supply
Water - Mains Supply
Heating - No central heating system



Entry:

By mutual arrangement

Mineral Rights & Sporting Rights:

Included in the sale, insofar as they are owned.

Servitude Rights, Burdens and Wayleaves:

The property is sold subject to and with the benefit of all servitude rights, including rights of access and rights of way, whether public or private. The buyer(s) will be held to have satisfied himself/themselves as to the nature of all such servitude rights and others.

Local Authority:

Aberdeenshire Council, Gordon House, Blackhall Road,
Inverurie, AB51 3WA



///campus.worlds.resits



To view this property or for further information, please contact our agent:

Tom Richmond MRICS

01467 623800

Date of publication March 2025 Photographs taken March 2025



Whilst every care has been taken in the preparation of these particulars, they are not warranted and will not form part of any contract.