



North Street, Aberchirder, AB54 7TH

Offers Over £95,000

Hamish

www.hamish-homes.co.uk | 01343 331100



Hamish
PROPERTY PROFESSIONALS



- Traditional Two Bedroom Stone Built Cottage
- Small Rural Village Location
- Close to Local Amenities
- Oil Fired Central Heating
- Double Glazing Throughout
- Modern Kitchen / Dining Room
- Cosy Living Room with Laminate Flooring
- Early Entry Available
- Viewings By Appointment, 7 Days A Week
- Home Report Available On Request

When you list with Hamish there are no upfront fees.

We can even pay for your Home Report!

Offers: Offers should be submitted to Hamish, Kintail House, Beechwood Park Inverness IV2 3BW and emailed to askhamish@hamish-homes.co.uk



Found in the charming village of Aberchirder, 33A North Street offers a warm and inviting retreat in the heart of rural Aberdeenshire. This traditional stone-built cottage, with its classic exterior, exudes character and charm, making it an ideal choice for those looking to escape to the countryside while still enjoying the conveniences of village life.

As you step into the entrance vestibule, to the right you're met by the inviting living room, a space filled with natural light from the large front window. The room's neutral tones and laminate flooring provide a modern yet timeless feel, while the alcove shelving adds practicality and a touch of character. The room's cool grey walls and stylish radiator make it an inviting place to relax.

The kitchen, located just off the living room, has been thoughtfully designed to combine function and style. Dark marble-effect countertops and a matching splashback create a striking contrast with the modern cabinetry. The integrated electric hob and sleek extractor hood add a touch of sophistication, while the ample cupboard space and room for a dining table make this kitchen perfect for both casual meals and entertaining.

Upstairs you'll find two well-proportioned double bedrooms, each offering its own unique appeal. One overlooks the front of the house and has wooden laminate flooring, while the other, which is carpeted for comfort, enjoys views to the rear of the property. Both rooms are equipped with good radiators, ensuring a warm and cosy environment throughout the year. The bathroom is a highlight, featuring a large corner bath for unwinding after a long day, as well as a separate shower cubicle for convenience. A chrome towel radiator and a stylish sink unit add to the room's contemporary feel, providing both comfort and practicality.

Outside the property has a private, low-maintenance, fully paved rear garden, enclosed by a small concrete block wall. The garden also houses a brick-built garden store, ideal for keeping outdoor equipment neatly stored away, and an oil tank for the property's efficient heating system. This lovely two bedroom cottage, set within an established residential area, provides a peaceful environment while still being close to local amenities, transport and social facilities. Whether you're a first-time buyer looking for a welcoming home or someone seeking a tranquil village retreat, 33A North Street presents a unique opportunity to own a piece of Aberdeenshire's rural beauty. This lovely cottage is ready to welcome its new owners into a comfortable and convenient lifestyle in the heart of Aberchirder.

ABOUT ABERCHIRDER

Aberchirder, affectionately known as "Foggielooan," is a charming village in the north of Scotland, set amidst the rolling hills of Aberdeenshire. Founded in the 18th century, this planned village is known for its distinctive grid layout and rich agricultural heritage, offering a peaceful and welcoming environment for those looking to buy property in a close-knit community.

The village provides a range of essential amenities, including a local shop, post office, primary school and medical practice, ensuring residents have access to daily necessities. For leisure, Aberchirder boasts a community centre, parks and nearby walking trails, perfect for enjoying the scenic countryside.

Aberchirder's location offers a tranquil rural lifestyle while still being well-connected to larger towns. It lies in the middle of the road between Huntly and Banff with Turriff and Keith nearby too, providing additional shopping, dining and recreational options.

Regular bus services link Aberchirder to these towns, ensuring convenient access to wider services and transport links. For those seeking a peaceful village life surrounded by beautiful countryside, Aberchirder is an ideal choice. Its combination of local amenities, historical charm, and proximity to larger towns makes it a perfect place to settle down and enjoy the best of rural Scotland.

GENERAL INFORMATION:

Services: Mains Water & drainage, electric and oil.

Council Tax Band: B

EPC Rating: E (42)

Entry Date: Early entry available

Home Report: Available on request.

Viewings: 7 Days a week accompanied by agent.

Included in the sale: All floor coverings curtains and blinds and all integrated kitchen appliances.



Hamish
PROPERTY PROFESSIONALS

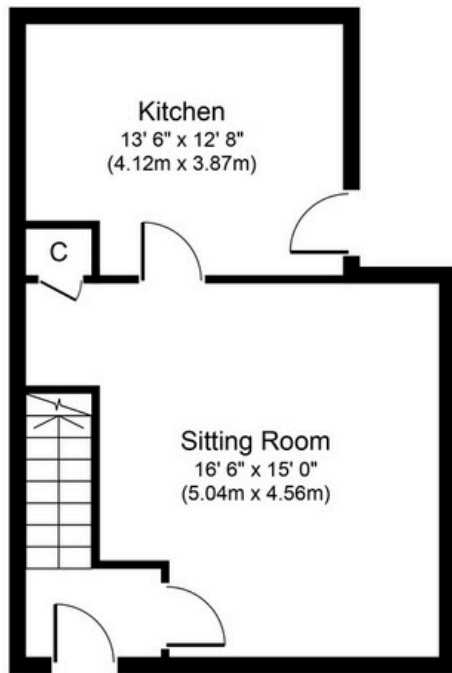


 2

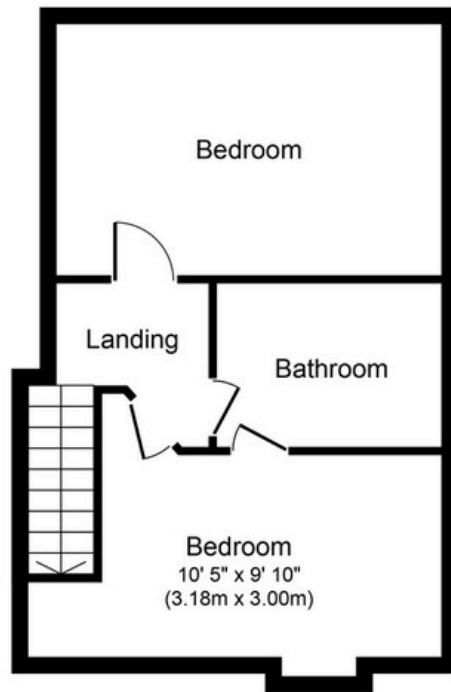
 1

 83 m²





Ground Floor
Approximate Floor Area
379 sq. ft.
(35.2 sq. m)

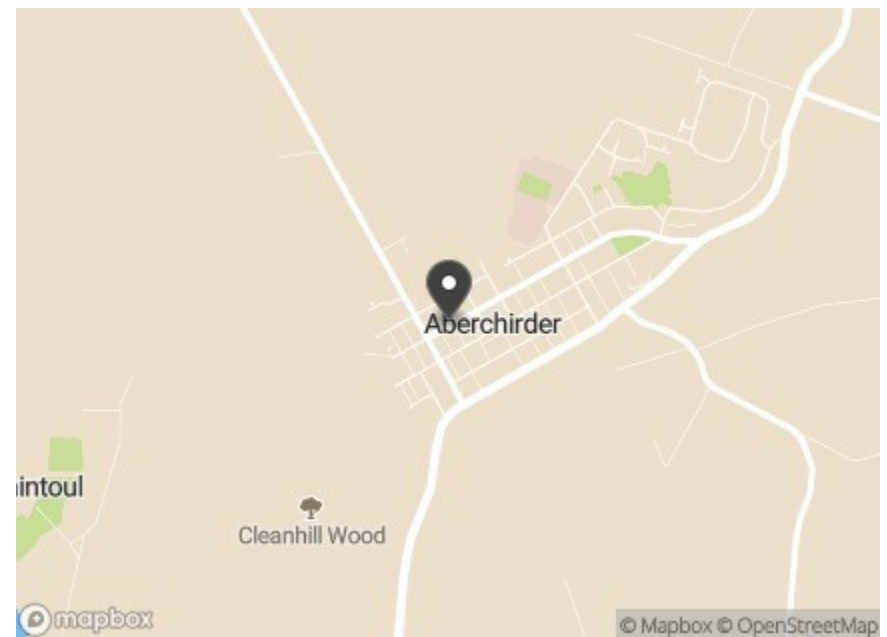


First Floor
Approximate Floor Area
405 sq. ft.
(37.6 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Copyright V360 Ltd 2024 | www.houseviz.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		42	82
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		36	75
England, Scotland & Wales		EU Directive 2002/91/EC	



Hamish

Park House Centre, South Street, Elgin IV30 1JB

www.hamish-homes.co.uk | 01343 331100