



Westside Of Edingarioch, Premnay

Insch

In Excess of £600,000

Westside Of Edingarioch

Premnay, Inch

EXCELLENT OPPORTUNITY, FOUR BEDROOMED FARMHOUSE, OUTBUILDINGS AND 66.4 ACRES. AVAILABLE AS A WHOLE OR IN FLEXIBLE LOTS.

Council Tax band: D

Tenure: Freehold

- Organic
- Individual lots may be possible.
- Farm
- 66.4 acres.
- Equestrian.
- Extensive outbuildings.







Hallway

9' 5" x 6' 6" (2.86m x 1.98m)

A bright and welcoming hallway with a white wooden staircase giving access to two upper double bedrooms, fitted store under the stairs providing space for household equipment and the floor is finished in a wood effect laminate.

Kitchen/Dining

22' 0" x 12' 6" (6.70m x 3.82m)

A superb country kitchen fitted with a wide range of wall and base units in a limed oak with a contrasting work surface, under unit lighting and composite sink and drainer in the perfect spot to enjoy the view. Integrated appliances include AEG double eye level oven, induction hob, extraction fan, combi microwave, dishwasher, fridge and freezer and there is also plumbing and housing for a free standing washing machine. The main focal point in this country kitchen has to be the mutli-fuel Raeburn which would keep the space cosy in the winter while also running the central heating system. There is also an immersion for heating the water if the stove is not in use. The dining area has a large fitted table that is perfect for every day dining along with a dresser unit. Finished off perfectly with a modern wood effect flooring.



Lounge

12' 7" x 12' 2" (3.84m x 3.71m)

Accessed from the kitchen via the glazed door is this cosy room with double doors out to what could be easily made into the perfect patio area. This room is decorated in neutral tones with wood effect laminate.

Bedroom 1

A generous double room on the ground floor that benefits from large wall to wall wardrobes with sliding doors providing excellent storage. The window with deep sill looks over the front garden and offers super views. There is a small functioning wood burning stove set in tiled fire surround and the floor is the original wooden boards.

Bedroom 2/Study

This is a spacious double room on the ground floor

FRONT GARDEN

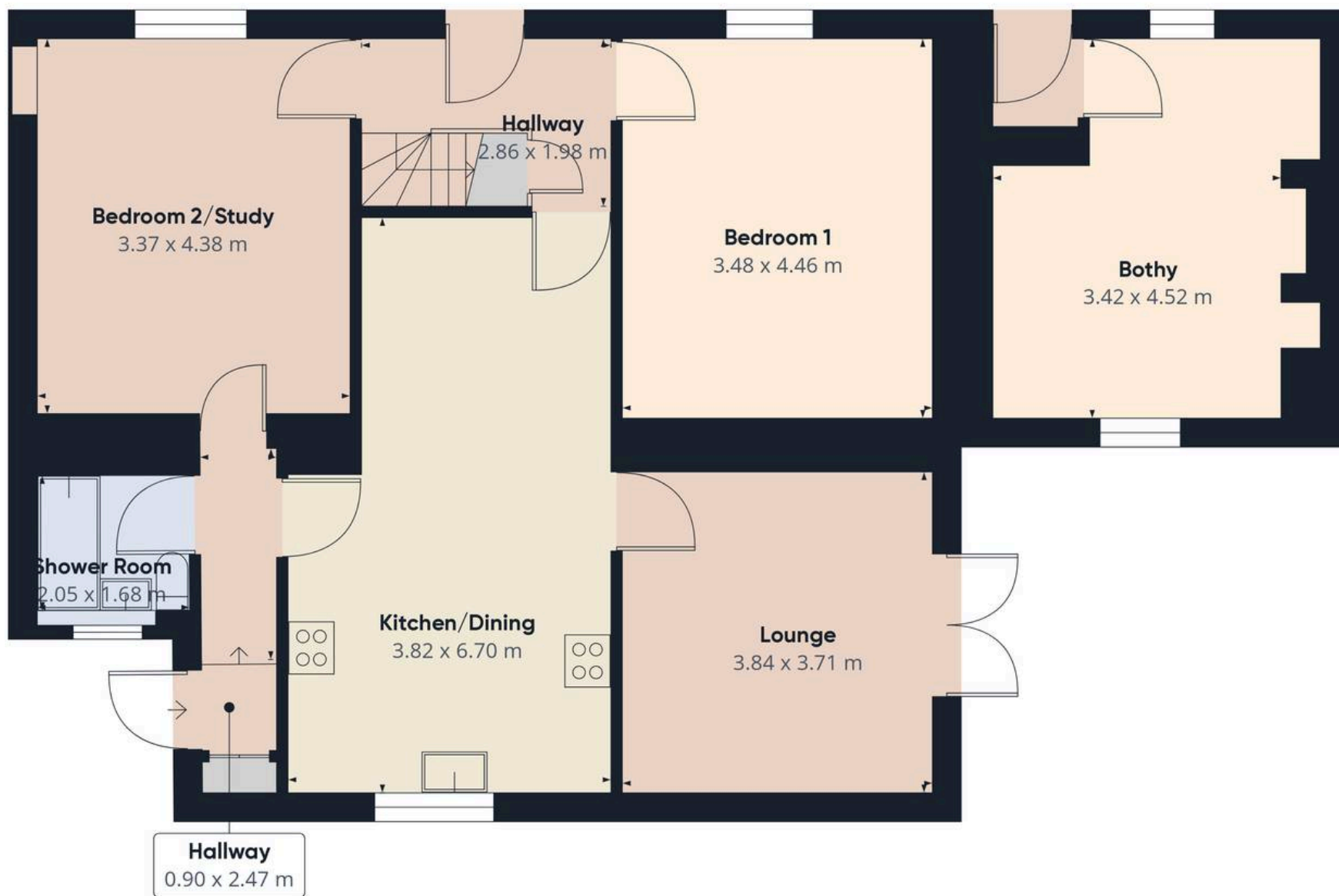
A delightful front garden offering exceptional open views and laid with mature lawn, well established shrubs, perennials and raspberry bushes. To the front of the property is a concrete base that would be ideal for a patio area or the erection of a conservatory.

GARAGE

60 Parking Spaces

There is a single garage and double garage/workshop





Approximate total area⁽¹⁾
99.21 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

Floor 0



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