



Loanend, Gartly  
Huntly

In Excess of £455,000



# Loanend

Gartly, Huntly

EXCEPTIONAL 5 BEDROOMED RURAL PROPERTY WITH EXTENSIVE OUTBUILDINGS AND WOODLAND.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- EXCEPTIONAL FIVE BEDROOMED RURAL PROPERTY.
- 1.9 ACRES INCLUDING WOODLAND.
- SUBSTANTIAL OUTBUILDINGS
- SUITABLE FOR MULTI GENERATION.
- BUSINESS POTENTIAL.
- QUIET RURAL LOCATION WITH NEARBY ACCESS TO CLASHINDARROCH WOOD FOR WALKING AND CYCLING
- DUAL HEATING SYSTEM
- SOLAR HOT WATER SYSTEM











### Sunroom

16' 1" x 9' 9" (4.91m x 2.98m)

This is a superb addition to the property and offers a bright and cosy entrance with wood burning stove and open views of the neighbouring countryside. The double fully glazed doors lead through to the sitting room and the exterior doors lead out to a sheltered patio area that is perfect for alfresco dining. The floor is finished in large flag stones and there is loft access here.

### Sitting Area

14' 7" x 10' 1" (4.44m x 3.07m)

This home offers a substantial open plan living space just perfect for modern family living and benefitting from a further centrally located wood burning stove and underfloor heating. This delightful snug sitting area has ample space for large soft seating and additional furniture with access via double doors into the formal lounge, so perfect for large gatherings. The floor is finished in natural stone coloured ceramic tiling.

### Dining Area

26' 4" x 14' 7" (8.03m x 4.44m)

The perfect spot for entertaining or every day family dining with ample space for a large table and chairs and access to a large under stair cupboard providing excellent storage. The natural stone floor tiling with under floor heating continues.

### Kitchen

18' 0" x 12' 1" (5.48m x 3.69m)

The perfect country style kitchen with a wide range of quality wall and base units in solid oak with black granite work surfaces, twin recessed stainless steel sinks with moulded drainer. The breakfast bar provides an excellent preparation area along with space for informal dining. There is also a large corner utility cupboard, pull out racks, corner carousel and ample space for a central island if required.

Integrated appliances include Rangemaster dual fuel cooker with 6 burner gas hob, chimney style extraction hood and stainless steel splash back, eye level combi microwave and dishwasher along with space for a





## GARDEN

There is an area of mature lawn with various beds containing a wide range of shrubs and plants and various seating areas to catch the sun throughout the day. To the rear is a large area of decking with ample space for garden furniture making it perfect for summer entertaining. There are also a range of fruit trees and ample space for a vegetable garden, greenhouse or polytunnel for the keen grow your own enthusiast.

## GARDEN

In addition there is a large area of woodland that is perfect for encouraging the local wildlife or excellent space for children to explore and enjoy.

## YARD

To the rear of the two sheds is a large yard suitable for storing large machinery, caravan, motorhome or trailers etc if required. There is also an enclosed dog pen and timber kennel.

## DRIVEWAY

10 Parking Spaces





Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 0 Building 3

Approximate total area<sup>(1)</sup>

356.21 m<sup>2</sup>

Balconies and terraces

33.35 m<sup>2</sup>

Reduced headroom

2.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360





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