



Old Mains, Cushnie

Alford

Offers Over £295,000

Old Mains

Cushnie, Alford

TRADITIONAL GRANITE COTTAGE WITH 6.5 ACRES SUITABLE FOR EQUESTRIAN.
STUNNING LOCATION.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Quiet rural location.
- Equestrian
- 6 Acres of additional land.
- Double field shelter.
- Stunning countryside views.
- Country walks and bridal tracks.







Sunroom

14' 0" x 8' 1" (4.26m x 2.46m)

A superb entrance to this lovely property is this very spacious south facing sunroom which provides an extra sitting room with peaceful views of the front garden. The deep window sills provide the perfect spot for plants etc and the exposed granite wall is an attractive feature. The floor is finished in a wood effect laminate and the partially glazed door leads through to the lounge.

Lounge/Dining

23' 2" x 12' 9" (7.06m x 3.88m)

A good sized living area which is lovely and bright due to the dual aspect sash style windows and the glazed door to the sun room. Ample space for large soft seating, display furniture and a table and chairs for everyday dining or entertaining family and friends. The focal point to the room is the wood burning stove set within a marble surround with a granite hearth ideal for those chilly months. There is some alcove storage and the wood effect flooring continues.

Kitchen

20' 2" x 7' 5" (6.14m x 2.26m)

A galley style kitchen that is flooded with natural light by the two dormer style windows and fitted with a wide range of wall and base units in antique oak with pale work surfaces and attractive splash back tiling. The dresser unit has glass display units and there is ample space for under counter appliances. Integrated appliances include double width oven with five burner gas hob and extraction hood. The floor is finished in a stone coloured vinyl.

Utility Room

9' 5" x 7' 3" (2.87m x 2.22m)

A handy area which has plumbing and housing for the washing machine and an extra electrical appliance, fitted cupboard for storage and also housing the central heating boiler. Access to the side of the property.

Hallway

8' 10" x 2' 11" (2.70m x 0.89m)



FRONT GARDEN

An easily maintained South facing garden with an area of mature lawn and shrubs bordered by a dry stone dyke and timber fencing. There is a lock block seating area to the side ideal for enjoying a morning cuppa or summer BBQ. The stone steps lead up to the driveway and rear garden.

REAR GARDEN

To the rear is a large area of garden laid out in two areas of lawn with mature trees and wild flowers. There are two storage sheds ideal for storing garden equipment.

GARDEN

The 6.3 acres of grazing land is set out in 5 fields to the rear of the property with views up and down the Glen. Double field shelter located in bottom paddock. Gently sloping ground down to flat lower area closest to house. Good drainage and perfect for a range of animals. Fully registered for CPH number.

DRIVEWAY

6 Parking Spaces





Floor 0

Approximate total area⁽¹⁾

86.99 m²

Reduced headroom

0.15 m²

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



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