







MQ Estate Agents are delighted to present to the market this spacious, unique and delightful detached property in Huntly in Aberdeen. This is a fantastic opportunity for those wishing a more idyllic lifestyle. The rural property comprises of a formal lounge, large and modern kitchen and dining space, four double bedrooms and bathroom. In addition to this there is a second reception room with private entrance with en-suite shower room, utility room and separate access to the kitchen and dining space. We are of the opinion that this adaptable property would be great as room rentals through Air bnb as the famous Admore distillery is nearby for those who like to travel through the highlands of Scotland on the various whisky tours that are available. The position of this fabulous property also sits on the highest point in the northern railway. We would estimate that a single room overnight stay in the high season would be in the region of £100 per night. The property further benefits from oil fired central heating, double glazing, a fireplace with multi fuel stove, large store room, extensive gardens and stunning outlooks.

Early viewing is highly recommended.

MQ Assisted Move, Part Exchange and 95% mortgages are available.

### LOUNGE

25' 7" x 21' 3" (7.8m x 6.5m) The bright and spacious lounge is a luxurious space ideal for relaxing or entertaining friends and family with windows at both the front and rear of the room which flood the room with natural light. Flooring is laid to carpet and walls painted in neutral tones with a vibrant orange feature wall. There is a multi-fuel stove with a gorgeous stone surround fireplace making the ideal focal point.





## KITCHEN

17' 0" x 12' 1" (5.2m x 3.7m) The impressive large and modern fitted kitchen has everything you need with a variety of wall and base mounted units in a white finish with contrasting dark worksurfaces and matching splashbacks. There is a large Rangemaster cooker with 4 burner hob and double electric oven/grill with splash back panel and chimney style extraction hood. There is space for a freestanding dishwasher and American style fridge freezer. The window over the sink has fantastic views over the rear garden and countryside and the breakfast bar makes an ideal social point for dining and gathering. The room is complete with undermount lighting, access to the large shelved pantry, dining room. There is access to the rear garden from the main hall.

## DINING ROOM

12' 9" x 9' 2" (3.9m x 2.8m) The dining room, currently used as a sitting room, is just off the kitchen and provides an ideal spot for family meals or as a TV room.

## SECOND LIVING ROOM

13' 5" x 12' 9" (4.1m x 3.9m) The second lounge area is just off the dining space and has it's own private door for entry to the property. Flooring is laid to carpet and there is a stunning original stone wall and recessed bookshelf bringing rustic charm to the room. From here there is access to the shower room and utility room.

## SHOWER ROOM

8' 10" x 5' 10" (2.7m x 1.8m) The shower room is a modern, generously sized room comprising of a walk in shower with tower panel, hand



shower and body jets, low flush WC and extended wash hand basin with storage unit below. The room is complete with towel radiator.

## UTILITY ROOM

8' 10" x 7' 10" (2.7m x 2.4m) The utility room houses the washing machine, storage units, sink and plumbing for a tumble drier.

## STORE ROOM

4' 11" x 5' 2" (1.5m x 1.6m) The store room is









conveniently located in the kitchen and is a great size with shelves and space for a large chest freezer.

#### MASTER BEDROOM

16' 4" x 12' 9" (5m x 3.9m) The master bedroom is a generous size and is flooded with natural light and great views from the dormer window. There is ample space for additional bedroom furniture and flooring is laid to carpet.

#### BEDROOM TWO

13' 5" x 10' 5" (4.1m x 3.2m) The second bedroom is just off the upper landing and has views out to to the front of the property. Flooring is laid to carpet and from here you can access the third and fourth bedroom.

#### BEDROOM THREE

13' 1" x 10' 5" (4m x 3.2m) The third bedroom overlooks the front of the property and has ample space for additional bedroom furniture. There is a dormer window providing plenty of light. Flooring is laid to carpet and walls painted in a cool blue.

#### BEDROOM FOUR

12' 9" x 9' 2" (3.9m x 2.8m) The fourth double bedroom overlooks the rear of the property with a dormer window providing beautiful views over the local countryside. Flooring is laid to carpet and walls painted in a pink colour scheme.

#### BATHROOM

13' 1" x 5' 6" (4m x 1.7m) The elegant bathroom comprises of a white, three piece suite of L-shaped bath with overhead drench shower, low flush WC and wash hand basin with fitted storage unit below. Flooring is laid to a

light grey laminate.

#### GARDENS

The property benefits from a fully enclosed and picturesque, east facing, rear garden. The garden comprises of a variety of lawn, paving, decorative chips, garden sheds, raised decked area, children's play feature, trees and mature shrubbery. To the side there is a driveway for up to three cars. A perfect and secure garden for families and animals alike.

#### LOCATION

Woodend is located in the village of Kennethmont and is surrounded by beautiful and spectacular views of tranquil countryside. Kennethmont is family oriented and a variety of local amenities are offered including the local primary school. Inch has a running train station which takes you into Inverurie, Dyce, Kintore and Aberdeen. The town of Huntly offers a further range of shopping facilities, a health centre, library and schooling. Recreational activities include Golf Courses which are situated at Inch, Huntly and Alford. Opportunities for fishing, shooting and hill walking are available in the area as well as the Lecht Ski Centre which is around 32 miles away. Aberdeen City is within easy commuting distance including easy access to Aberdeen Airport and Dyce Industrial Estates.

#### VIEWINGS

Viewing is by appointment only. Early internal viewing is imperative to fully appreciate all that this unique property has to offer.

MQ Estate Agents are open 7 days a week:  
Monday to Friday 8am to 9pm & Saturday & Sunday 8.30am - 9pm to arrange your viewing or valuation appointment



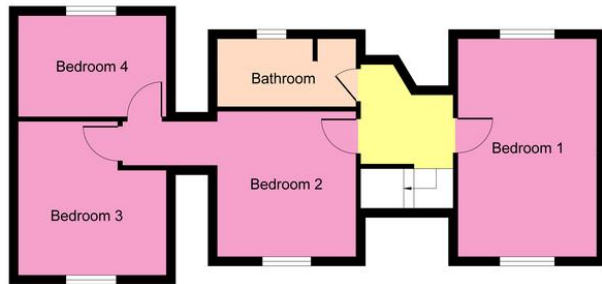












**First Floor**



**Ground Floor**

