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**WOODSIDE COTTAGE, KINNOIR,
BY HUNTLY, AB54 7XT**



*Secluded Detached Cottage in Elevated
Hillside Setting with Views*

- 2 Bedrooms
- Open Plan Kitchen / Dining Area / Living Room
- Solid-Fuel Heating & Full Double Glazing
- Single Detached Wooden Garage/Shed & 28ft Residential Caravan
- Whole Site Extends to Approx. 1 Acre or thereby

Offers Over £180,000

Home Report Valuation £180,000

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TYPE OF PROPERTY

Woodside Cottage is a detached property set in an elevated hillside setting at the end of an access road, with views over the countryside beyond, yet only 5 miles from Huntly. The whole site extends to approximately 1 acre or thereby and is ideal for those looking for a secluded and tranquil location with no near neighbours. Internally, the cottage benefits from a large open-plan dining kitchen and living room which encourages social interaction and offers a flexible multifunctional layout, with a bathroom and utility room completing the downstairs accommodation, with two bedrooms upstairs. There is plenty of scope for extension or further development subject to obtaining the necessary local authority consents. Externally, the large garden ground surrounding the house includes grassed and soil areas, mature trees and hardcore and stone chipped parking with a wooden garage/shed. There is also a 28ft residential caravan on site which is included in the sale. Early viewing is essential to appreciate all this property has to offer.

ACCOMMODATION

The accommodation is on two floors and comprises:-

DOWNSTAIRS

ENTRANCE VESTIBULE/UTILITY ROOM

2.65m x 2.09m (8'8" x 6'10")

A wooden door leads into the entrance vestibule/utility room with fitted base units and worktop space incorporating a stainless steel sink with mixer tap and drainer. With radiator, coat hooks to one wall, ceiling striplight, and large window with roller blind to the side. Plumbed for washing machine. Doors to bathroom & kitchen/lounge.

BATHROOM

2.07m x 1.89m (6'9" x 6'2")

The bathroom comprises a toilet, wash hand basin and bath with shower over, shower screen and tiled walls around the bath, toilet and sink. With tiled flooring, frosted window to the rear, wall-mounted bathroom cabinet with mirror doors, ceiling light, radiator and extractor fan.



Bathroom

DINING KITCHEN/LIVING ROOM 9.23m x 3.99m (30'3" x 13'1")

This open-plan room is the focal point of the home by bringing the kitchen, dining and living rooms together to form a centre of activity. Whether its cooking and dining, working or relaxing, this shared space creates a welcome and versatile environment.

The kitchen includes along the back wall, fitted base and wall units with worktop incorporating a 1.5 bowl stainless steel sink with mixer tap and drainer with tiled splashbacks. An Indesit electric cooker with stainless steel extractor hood is included in the sale along with the Beko dishwasher, the white goods and the microwave. With two 3-bulb lights over the worktop area, and window with roller blind to the side.

The dining area includes a Dunsley wood-burning stove connected to a thermal store which heats the water and the radiators in the bathroom and utility room, and is perfect for sitting in front of the wood-burner in the colder months. There is a window seat to the front with storage below, two ceiling lights and 1 3-bulb light.

Beyond the kitchen area is the main living room with the focal point being the Hunter wood-burning stove in a recessed stone fireplace with wooden mantel over creating a cosy space in which to relax. With 3-bulb ceiling light, window seat to the front with storage below and roller blind.

Laminate flooring is used throughout. Wooden stairs lead to the first floor.



Kitchen



Dining Area



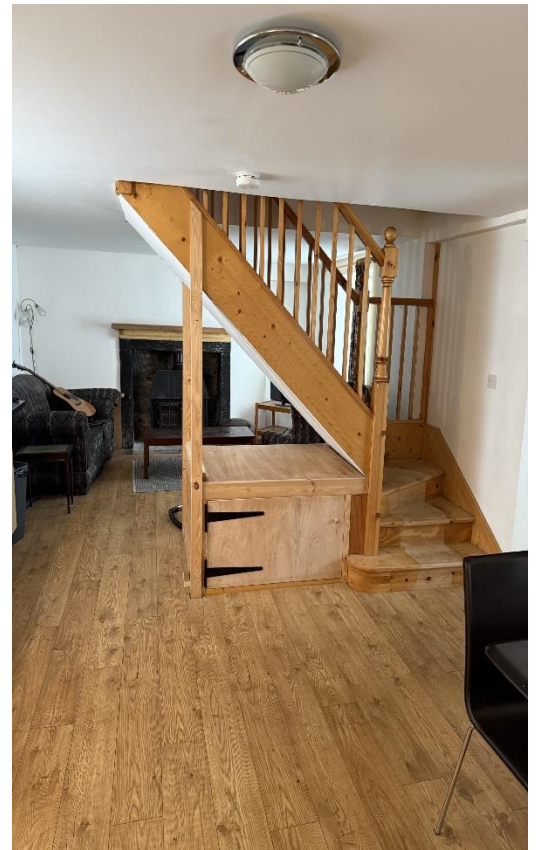
Living Room

UPSTAIRS

A custom-built wooden staircase leads to the first floor with double cupboard above the stairs for storage which houses the consumer unit. With fitted carpet and 3-bulb ceiling light.

BEDROOM 1 4.84m x 3.86m (15'10" x 12'7")

Spacious and bright double bedroom with two velux windows with pull-down blinds and a small picture window with roller blind to one wall, ceiling light and two wall lights.



Bedroom 1

BEDROOM 2**3.85m x 2.88m (12'75" x 9'5")**

Further good-sized bedroom with wooden floor, velux window with pull-down blind, ceiling light and low-level double cupboard.



Bedroom 2

OUTSIDE

Woodside Cottage sits in an elevated hillside setting at the end of an access road providing a secluded and tranquil location with views over the surrounding countryside, yet only 5 miles from Huntly. The whole site extends to approximately 1 acre or thereby of ground which includes an area of mature trees, a grassed, soil and hardcore areas, with a stone chipped area providing parking space. There is a single detached wooden garage/shed with metal sheet roof and a large 28ft residential 2-bed caravan on site which is included in the sale. There is also plenty of scope for further development subject to obtaining the relevant local authority consents. To the rear of property, there is access to Kinnoir Woods and the Mungo Hill which is perfect for dog-friendly walks.









SERVICES

Private water and drainage. Solid-fuel heating, electricity, telephone and broadband connections available.

ITEMS INCLUDED

All fitted carpets and floor coverings, light fittings and fixtures. The white goods and the microwave are included along with the 28ft residential caravan.

Council Tax:	Band B.	EPC Banding:	EPC=D.
Entry:	By arrangement.	Viewing:	Contact our Huntly office – (01466) 792331.
Email:	huntly.property@stewartwatson.co.uk		
Offers	All offers should be submitted in writing to our Huntly office.		

LOCATION

Woodside Cottage is located approximately 5 miles from Huntly in a secluded and tranquil location. Huntly is a market town and commercial centre situated in the heart of west Aberdeenshire on the A96 approximately 37 miles from Aberdeen. There are rail and bus links to Inverurie, Aberdeen, Dyce Airport and Inverness. Huntly is the home of Clan Gordon and is renowned for Huntly Castle and The Gordon Schools. It has a range of sporting facilities, including shooting, fishing, an attractive Golf Course, a 30-seater Cinema, and The Huntly Nordic Ski Centre.

Reference: HUNTLY/MCD/J26



FREE VALUATION – We are pleased to offer a free and without obligation, valuation of your property.

Contact Property Department at any of our offices.

These particulars do not constitute any part of an offer or contract. All statements contained therein, while believed to be correct, are not guaranteed. All measurements are approximate. Intending purchasers or leasees must satisfy themselves by inspection or otherwise, as to the accuracy of each of the statements contained in these particulars

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