



Carpenter's Croft, Craigston, Turriff, AB53 5RR  
**£350,000 offers over**

## Property summary

We are delighted to offer for sale this spacious 3 bedroom detached dwelling-house that sits on around 4 acres of land, situated in a rural area outside of Turriff in Craigston. The property comprises ground floor; kitchen, lounge, shower room, downstairs bedroom, first floor; 2 bedrooms, large storage cupboard, surrounding garden grounds, paddock, large log cabin/shed and log cabin that are both due to be completed by time of sale.

The property is located approximately 1.6 miles from Craigston and approximately 6 miles from the town of Turriff. Turriff is an Aberdeenshire town well known for farming and hosts the popular annual Turriff Show. Located approx. 35 miles from Aberdeen and is situated on the main Aberdeen to Elgin bus route.

Viewing is recommended to appreciate this property.

EPC BAND – E

COUNCIL TAX BAND - C

## Full details

Entry – Entry is gained via the partially glazed front exterior door leading into the entrance hall. The entrance hall gives access to the downstairs bedroom, shower room lounge and staircase. There is ample storage space under the stair case.

Downstairs Bedroom/Bedroom 3 – (3.56m x 3.88m) (11.68ft x 12.73ft) approx.

Spacious and bright room with front window overlooks front garden area and provides natural light.

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**Type:** Detached House, Croft, House With Land

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**Availability:** For Sale

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**Bedrooms:** 3

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**Bathrooms:** 1

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**Reception Rooms:** 1

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**Parking:** Driveway, Off Road Parking

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**Outside Space:** Front Garden, Rear Garden

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**Council Tax Band:** C

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**House with Land:**

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**Country Views:**

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**Large Workshop/Stable:**

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**Log Cabin:**

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Shower room – (2.07m x 3.55m) (6.79ft x 11.65ft) approx.

The shower room consists of a 3 piece suite of W/C, large corner shower unit and rectangular sink with 2 taps. Rear opaque window provides natural light.

Lounge – (3.81m x 4.55m) (12.50ft x 14.93ft) approx.

Spacious lounge with windows to front and side, both providing natural light. Wood burning stove is the focal point of the room. Open plan with kitchen.

Kitchen – (1.59m x 5.16m) (5.22ft x 16.93ft) approx.

The kitchen has ample base and wall units, electric hob with oven, sink and a half with drainer and mixer tap. Rear window overlooks driveway area and provides natural light. Small cupboard houses electrics. Access to rear door.

First floor – The stair case leads on to a carpeted landing, skylight provides natural light. Landing gives access to bedrooms 1 & 2 and large storage cupboard.

Bedroom 2 – (3.63m x 3.98m) (11.91ft x 13.05ft) approx.

Large spacious room with front window that overlooks front garden area and provides natural light.

Bedroom 1 – (3.93m x 4.48m) (12.89ft x 14.69ft) approx.

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Outside – Accessed via the front entrance and rear kitchen door, the garden areas surround the property. The grounds are mainly laid to lawn with gravel driveway and lots of mature trees. A large paddock complete with a well. There is a large purpose shed that is currently under construction but is due to be finished before completion of a sale with potential to be a large workshop or stable. Large driveway accessed via the electric gate.

Planning permission for 2 bed bungalow approved, seller can provide more details if interested.

Log Cabin – Lovely log cabin in amongst the trees, also requires finishing works including electrical work, kitchen worktops, utility room extension and some external fabric, sellers have advised, this shall be satisfactory prior to completion of sale. Once completed, the log cabin shall have 1 bedroom, kitchen, lounge, shower room, cloakroom and utility room.

Please note that the property and part of the land are currently on two titles, this shall be merged to one title during conveyancing.

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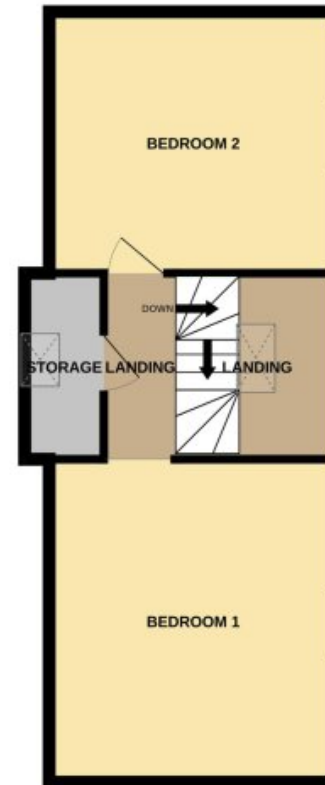




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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