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MUIRFIELD LODGE

FORDYCE, AB45 2UN



Detached Modern Family Villa

- Set in sought after rural location close to picturesque Moray Firth Coast
- Spacious accommodation with D.G, oil C.H & wood burning stove
- Large Lounge, Conservatory, Sitting/Family Room, Dining Kitchen
- Utility, Bathroom, Shower Room, Toilet, Office & 4 Bedrooms.
- Approx. 1.7 acres including gardens & enclosed paddock. Garage.

Offers Over £315,000

Home Report Valuation £320,000

www.stewartwatson.co.uk

MUIRFIELD LODGE, FORDYCE, AB45 2UN

TYPE OF PROPERTY

We offer for sale this detached, modern family villa which is situated within a sought-after rural location on the outskirts of the picturesque historic village of Fordyce. The stunning Moray Firth Coast and in particular the beautiful sandy beach at Sandend is only a short drive away with shops, supermarkets and amenities being available in the nearby coastal towns of Cullen and Portsoy. Lovely views over the surrounding farmland towards Sandend can be appreciated from the rear of the property. This lovely home offers spacious, well-appointed accommodation over two floors and benefits from double-glazing, oil fired central heating and a wood burning stove. Muirfield Lodge occupies a generous site, measuring approximately 1.7 acres, consisting of the spacious family dwellinghouse with attached carport and garage, mature garden grounds and a small paddock. The property has been decorated in neutral tones and all fitted floorcoverings, curtains, window blinds and light fittings are to be included in the price. **Viewing is highly recommended to fully appreciate the spacious accommodation, lovely views and excellent outdoor space this property offers.**

ACCOMMODATION

Vestibule

Enter through glass panelled exterior door into the vestibule. Double built in cupboard with fitted shelf and hanging rail. Glass panelled door to hallway. Fixed glass panels at either side of the door.

Hallway

Enter into the hallway, which has doors to the lounge, dining kitchen, sitting/family room and office/dining room. Built-in understairs cupboard with fitted shelf, hooks and light. The staircase gives access from this area to the first floor accommodation.



Lounge

7.45 m x 4.81 m

An extremely spacious room with large facing floor to ceiling bay window giving views over the front garden. Wooden fire surround with wood burning stove set on a slate hearth. Double, glass panelled doors to the conservatory.



Conservatory

4.18 m x 4.45 m

A lovely room to the side of the property with windows on

three sides overlooking the garden. French doors giving access to the garden area at the side of the property.



Dining Kitchen

6.02 x 3.03 m

Double aspect room with front and side facing windows. Fitted with a selection of base and wall mounted units in an oak and limed oak finish. Double wall unit with glass display fronts and shelved corner units. Integrated extractor

hood. Two and a half bowl sink drainer unit with mixer tap. Fitted low level table. Recessed former double cupboard providing additional storage. Built-in pantry/larder cupboard with fitted shelving. Door to the utility room.



Utility Room

2.97 m x 2.07

Double front facing window. Fitted base cupboard and countertop with sink and drainer unit. Door to toilet. Glass panelled exterior door giving access to the car port at the side of the property.



Toilet

2.07 m x 0.93 m

Rear facing window. Fitted with a white suite comprising of toilet and wash-hand basin. Double cupboard fitted below the wash-hand basin in a white gloss effect finish.

Sitting/Family Room

4.80 m x 3.57 m

Spacious room with triple rear facing window. Most recently used as a games room but providing ample space for use as a family sitting room, office, dining room or possible bedroom if required.



Office/Bedroom 5

3.04 m x 2.97 m

Triple rear facing window. Most recently used as an office/study but providing space for use as a sitting or dining room. Double built in cupboard with fitted shelving.



Staircase

A carpeted staircase with wooden banister gives access from the hallway to the first floor accommodation. Rear facing Velux style roof window on the staircase. The first floor landing has doors to the bathroom, shower room and the 4 bedrooms. Ceiling hatch allowing access to the loft space.



Bedroom 1

4.07 m x 4.12 m

Spacious, double size bedroom with triple front facing window giving lovely views over the surrounding countryside towards the Moray Firth. Double and single built-in wardrobes with fitted shelving and hanging rails.





Lovely views over farmland towards the Moray Firth can be appreciated from the rear facing bedroom windows.

Bedroom 2

4.07 m x 3.63 m

Double size bedroom with triple side facing window. Double built-in wardrobe with fitted shelving and hanging rail.



Bedroom 3

3.42 m x 3.06 m

Double size bedroom with triple front facing window. Double, built in double wardrobe with fitted shelving and hanging rail.



Shower Room

1.93 m x 1.75 m

Front facing Velux style roof window. Fitted with toilet, wash-hand basin and shower cubicle. Wetwall splashback panelling.



Bathroom

3.68 m x 2.19 m

Side facing window. Fitted with a white suite toilet, wash-hand basin, bath and accessible shower. Wall mounted mirrored cabinet. Wetwall panelling and splashback tiling.



Bedroom 4

3.14 m x 3.04 m

Double size bedroom with triple rear facing window giving views over the countryside towards the Moray Firth. Double built in wardrobe with fitted shelving and hanging rail.



OUTSIDE

Muirfield Lodge occupies a large site measuring approximately 1.7 acres including extensive, established gardens, tarred access road and an enclosed paddock. The garden areas surrounding the property are laid mainly in grass and well stocked with an abundance of mature plants, shrubs, trees and productive fruit trees creating a shelterbelt and adding privacy. External central heating boiler. Drying poles.

Outbuildings

Attached to the side of the property, adjoining the house and garage is a large carport/covered seating area Window overlooking the rear garden. This area provides a sheltered spot for enjoying views over the garden and is useful for storing logs.

Block built garage with pitched roof. Up and over door allowing car access from the driveway.





Enclosed paddock to the side of the property



SERVICES

Mains water and electricity. Drainage is to septic tank.

ITEMS INCLUDED

All fitted floorcoverings, curtains, window blinds and light fittings.

Council Tax

The property is currently registered as band F

EPC Banding EPC=D

Viewing

By appointment only which can be arranged by contacting our Buckie Office on 01542 833255

Email buckie.property@stewartwatson.co.uk

Reference Buckie/CF



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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