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for life & business

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THE OLD SMIDDY, COLPY, INSCH, AB52 6TR



**Detached Three Bedroomed Dwelling with
Garage and Various Outbuildings**

OFFERS OVER
£260,000

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Accommodation Overview

Sun Porch, Hallway, Lounge, Dining Kitchen, Rear Hallway, Utility Room, Bathroom, Rear Porch and Bedroom Three. Upper Landing: Two Bedrooms and Cloakroom.

We are delighted to offer for sale this detached three bedroomed granite dwelling with steading, garage/workshop and shed which is set within approx. 0.26 of an acre. The generous accommodation includes a sun porch to the front leading to the hallway which gives access to the front facing lounge with multi fuel stove, double bedroom to rear and a spacious dining kitchen. The rear hall gives access to the utility room, bathroom and rear porch. The first floor includes walk-in storage cupboards on the landing, cloakroom and two double bedrooms with bay windows enjoying countryside views in the distance. Outside, there is a detached stone steading with adjoining dog run, a detached garage/workshop and an additional large garden shed. There is a large yard also set within this extensive enclosed site providing ample parking space. The rear garden enjoys a high level of privacy and is laid mainly to lawn with mature trees and beech hedging. Viewing is highly recommended to appreciate the potential this property has to offer.



Sun Porch

2.75m x 1.75m (8'11" x 5'9") approx.

With windows to three sides and a glazed front door, this bright entrance has a tiled floor and a part glazed door which opens into the hallway.

Hallway

Giving access to the lounge, dining kitchen and bedroom. Staircase to first floor accommodation. Fitted carpet. Smoke alarm.

Lounge

4.55m x 3.35m (14'11" x 11'0") approx.

This generous sized room has a multi fuel stove set within a red brick fireplace with pitch pine mantle and slate hearth. Restored original wooden flooring. TV and telephone points. Window to front.

Dining Kitchen

5.00m x 3.30m (16'4" x 10'9") approx.

Spacious kitchen with dual aspect windows to front and side filling the room with natural light. Fitted with a good range of medium oak effect base, wall and drawer units. Worktop space with tiled splashback incorporating a stainless steel drainer sink. Ample space for family dining table and chairs. Central heating boiler. Laminate flooring. Smoke and carbon monoxide alarm. Glass panel door to rear hallway.



Rear Hallway

Fitted with laminate flooring and giving access to the utility room, bathroom and rear porch.

Utility Room

2.55m x 1.50m (8'4" x 4'10") approx.

This handy space is fitted with a base and larder unit. Window overlooking the side of the property with worktop space and stainless steel drainer sink below. Plumbed for washing machine. Laminate flooring.

Bathroom

2.20m x 1.55m (7'2" x 5'1") approx.

Fitted with a three piece suite comprising w.c, wash hand basin and tiled bath area with shower overhead. Opaque window to rear. Chrome heated towel rail. Vinyl flooring.

Rear Porch

2.55m x 1.65m (8'5" x 5'5") approx.

With dual aspect windows and part glazed storm door to rear garden. Fitted with coat hooks and laminate flooring.



Bedroom 3

3.70m x 3.30m (12'2" x 10'10") approx.

Enjoying views over the rear garden, this double room is fitted with laminate flooring and has an understair alcove with single built-in cupboard adjacent.

Upper Landing

The fully carpeted staircase leads to the upper landing which has a velux window with deep display shelf below. There are two spacious walk-in cupboards, one which houses the hot water tank and the other provides ample storage space and has a velux window.

Bedroom 1

3.70m x 3.70m (12'2" x 12'2") approx. at widest

Good sized double room enjoying views to the front through deep silled bay window. Fitted carpet. Space for free standing furniture.

Bedroom 2

3.70m x 3.70m (12'2" x 12'2") approx.

Another generous sized room with views from the bay window over the front of the property. Fitted carpet and ample space for free standing furniture.



Cloakroom

Fitted with a two piece suite comprising w.c and pedestal wash hand basin with tiled splashback. Vinyl flooring and extractor fan.

Steading

12.00m x 4.64m (40'0" x 15'2") approx.

This original stone built building could be used for a variety of purposes. Fitted with power and light, there is also a small external dog run fitted at one end.

Garage/Workshop

10.45m x 5.05m (34'3" x 16'6") approx.

Off-street parking is available on the driveway immediately outside the property with further ample parking in the yard to the side. This leads to the solid wooden garage/workshop which has two sets of double doors.

Garden Shed

4.20m x 4.15m (23'6" x 13'6") approx.

The large wooden shed in the rear garden provides an ideal space for storing gardening equipment or garden furniture. With two entrances and workbench.

Garden

The fully enclosed rear garden is laid mainly to lawn with mature trees and beech hedging which provides a high level of privacy. A gravel stone patio is ideal for entertaining or alfresco dining and side gate gives access to the yard and outbuildings.

Location

Insch is an increasingly popular small town with a railway station and the vastly improved A96 provides excellent commuting to Aberdeen, Huntly, Inverness and Elgin. There is a reputable primary school with secondary education at Inverurie or the Gordon Schools, Huntly. The plentiful amenities include a cottage hospital, health centre, a library, a variety of shops including 2 mini supermarkets, a florist and ironmongers to name but a few. In addition, leisure activities include an 18 hole golf course, bowling, the Bennachie Leisure Centre and excellent hillwalking on the nearby Bennachie Range.

Directions

Follow the A96 north of Inverurie turning left for Colpy. Follow the road round to the left and the Old Smiddy is on the left hand side as indicated by our For Sale board.

Notes

Oil central heating. Double glazing. EPC=E. All carpets, curtains, blinds and light fittings are included in the sale. Septic tank.

Viewing

Please telephone the Selling Agents' Inverurie office.

Office Reference: INV/NT/Inverurie

WHILST THESE PARTICULARS ARE BELIEVED TO BE CORRECT, THEY ARE NOT GUARANTEED AND ARE NOT TO FORM PART OF ANY CONTRACT OF SALE.



For FREE independent mortgage advice, contact our Financial Services Department on 01224 332400

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