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1 & 2 CANDYGLIRACH COTTAGES, DRUMOAK, AB31 5HQ



**Two Semi Detached Cottages in Rural Location
to be Sold as Two Lots or as a Whole**

OFFERS OVER
£250,000

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Accommodation Overview

Cottage 1: Entrance Hall, Lounge, Bedroom Two and Rear Hall Leading to Kitchen and Bathroom. **Upper Floor:** Bedroom One. **Cottage 2:** Entrance Hall, Lounge, Rear Hall Leading to Kitchen and Bathroom. **Upper Floor:** Two Bedrooms. **Both Cottages have an area of Garden Ground and Off-Road Parking Facilities.**

A rare development opportunity has arisen to purchase two well proportioned two bedroomed semi detached cottages in need of renovation. Formerly one dwelling, the property has been divided into two to form two cottages by the current owners. This would make an ideal development opportunity with the properties available as two lots or as a whole. Each cottage forms an entrance hall, lounge, kitchen, bathroom and two bedrooms. The garden grounds are currently divided for the properties and the details can be provided on request from the selling agent. Each individual property has its own Home Report available, valuations as per cottage number 1 for £150,000 and cottage number 2 for £145,000. Viewing of these properties is recommended to fully appreciate the location and development potential on offer.



Accommodation - Cottage 1 Offers Over £150,000

Entrance Hall

Part glazed composite door provides access to the lounge and staircase to the upper floor. Deep under stair cupboard offers shelved storage facilities. Wall mounted fuse box and meter.

Lounge

4.80m x 3.45m (15'7" x 11'3") approx.

A well proportioned room boasts windows on two aspects, a particular focal point is the wooden fire surround with Inglenook housing a wood burning stove set on a slate hearth. Access to bedroom 2. Further door to rear hall.

Bedroom 2

3.35m x 2.15m (10'10" x 7'1") approx.

This good sized room overlooks the rear of the property and offers ample space for a range of furnishings.

Rear Hall

This area provides access to the remaining ground floor accommodation. Part glazed uPVC door to the rear gardens.



Kitchen

3.45m x 2.30m (11'3" x 7'5") approx.

Fitted with a range of wall and base units incorporating ample work surface and a stainless steel sink with mixer tap and drainer. Freestanding cooker and extractor canopy are to remain. Space for freestanding washing machine and fridge/freezer. Breakfast bar seating. Window to the side with open country views.

Bathroom

Fitted with a white three piece suite with shower over the bath and glazed screen alongside. Aqua lined around the bath/shower area and splashback to the wash hand basin. Heated towel rail. Opaque window to the rear.

Stairs to Upper Floor

Carpeted staircase with wooden handrail leads to the upper floor. A fitted cupboard provides shelved storage space. Skylight window allowing natural light into the area.

Bedroom 1

3.55m x 3.35m (11'6" x 10'10") approx.

A spacious double bedroom benefits from a window to the rear overlooking the gardens and the open countryside beyond. Double fitted wardrobe offers ample shelf and hanging space. Further fitted cupboard houses the hot water tank. Dimmer switch.



Accommodation - Cottage 2 Offers Over £145,000

Entrance Hall

Entered via composite doorway with opaque glazed section. A bright entrance provides access to the lounge and stairs to the upper floor. A fitted storage cupboard. Parquet wood flooring. Smoke detector.

Lounge

4.80m x 3.40m (15'7" x 11'2") approx.

Entered via a 15 pane door, this bright room boasts windows on two aspects with lovely open views. Fitted under stair cupboard. Recessed alcove with display shelving and storage cupboard beneath. TV and telephone points.

Rear Hall

This area provides access to the remaining ground floor accommodation. uPVC door and opaque glazed section to the rear gardens. Smoke detector.

Kitchen

3.55m x 2.30m (11'6" x 7'5") approx.

Fitted with a range of wall and base units with ample work surface incorporating 1.5 bowl Asterite sink with mixer tap and drainer. Free standing cooker with extractor hood to remain. Space for a freestanding washing machine and fridge. Window to the side of property.



Bathroom

Fitted with a white three piece suite with Mira shower over the bath. Fully tiled around the bath/shower area. Opaque window to the rear. Heated towel rail. Xpelair.

Stairs to Upper Floor

Carpeted staircase with wooden handrail leads to the upper floor and remaining accommodation. Fitted cupboard offers shelf and hanging facilities. Velux window allowing good deal of natural light into the area. Smoke detector.

Bedroom 1

4.80m x 2.40m (15'7" x 7'9") approx.

Double bedroom with window overlooking the rear gardens and open countryside beyond. Double fitted wardrobe offers shelf and hanging space. Further fitted cupboard houses the hot water tank.



Bedroom 2

3.90m x 1.80m (12'8" x 5'9") approx.

Further bedroom located to the rear with open country views. Space for freestanding furniture.

Outside

Both properties benefit from exclusive areas of garden ground with shared access to the rear leading to two external stone outbuildings. Both properties benefit from off road parking areas and a mutual drying green. The garden grounds are mainly laid to lawn with several mature trees and shrubs. Additional land is now included, with the plot now approx. 0.5 of an acre.

Location

The village of Drumoak is situated on the Dee Valley on the main route to Royal Deeside (A93) and amenities include a local shop, church and bowling green. There is a primary school within the village while secondary education is catered for at Banchory Academy. Both Banchory (5 miles approx.) and Aberdeen (13 miles approx.) are easily accessible by car and a frequent bus service.



Directions

From Banchory town, head east on the North Deeside Road to the A93 and turn left onto Hill of Banchory east, turn first right and follow the road for some distance. Bear right at the Hearn junction and continue. Turn first left and the properties are located a short distance ahead on the left hand side, as indicated by our for sale board.

Notes

Partial electric heating and double glazing to both cottages. EPC=G (cottage number 1). EPC=F (cottage number 2). All floor coverings and light fittings to remain, along with all white goods that are in situ.

Viewing

Please telephone the Selling Agent's Banchory Office.

Office Reference: JFM/Banchory

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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