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MILLS OF ECHT FARMHOUSE, ECHT, WESTHILL, AB32 7AD



**Lovely Four Bedroomed Granite
Farmhouse in Rural Location**

OFFERS OVER
£450,000

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Lovely Detached Four Bedroomed Granite Farmhouse in Rural Location

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Accommodation Overview

Entrance Hallway, Lounge, Kitchen, Utility Room, Shower Room, Dining Room, Study and Sun Lounge.
First Floor: Master Bedroom with En Suite, Three further Double Bedrooms and Family Bathroom.

We are delighted to offer for sale this granite detached four bedroomed farmhouse located in an idyllic setting in Echt, Aberdeenshire. Benefiting from a number of large outhouses and garage, and with an abundance of outdoor space, this property uses oil central heating and has uPVC double glazed windows and doors throughout. The accommodation comprises entrance hall leading to lounge with wood burning stove and granite surround. The large kitchen with generous quantity of wall and base units and island provides further storage and a seating area. There is also a utility room, ground floor shower room, dining room, study and spacious sun lounge with open views across the countryside. The upstairs of the property houses the large master bedroom with en suite shower room and three further generous double bedrooms. Completing the accommodation is the large family bathroom with separate shower. Externally, there are two large garages and a large log cabin, currently used as an office. The lovely gardens to the front and side are laid with lawn and have flower/vegetable beds. Parking for several vehicles at the side and rear of the property.



Entrance Hall

A white uPVC door takes you into the long hallway with shelved cupboards for storage. Fitted carpet.

Lounge

4.75m x 3.85m (15'6" x 12'6") approx.

A generous sized room with front and side aspect windows. The log burning stove with granite surround and slate hearth provides a cosy feature in the winter months. Fitted carpet. TV and telephone points.

Rear Hallway

A long hallway with cupboard for storage is accessed via the side of the property and provides access to the kitchen and front hallway.

Kitchen

4.30m x 4.20m (14'1" x 13'8") approx.

Large, bright room with an abundance of wall and base units and large island area with breakfast bar. Appliances include a Richmond induction range and integrated dishwasher. Grey tiled flooring with underfloor electric heating.

Utility Room

3.20m x 2.40m (10'5" x 7'9") approx.

Located at the rear of the property, this is a useful area as boot room. Space for washing machine and tumble dryer. Wall and base units provide storage and there is a stainless steel sink. Tiled flooring. Note: The tumble dryer will be removed.



Shower Room

2.55m x 1.75m (8'4" x 5'7") approx.

Fantastic downstairs shower room incorporating a shower cubicle with aqua panel, w.c. and wash hand basin with vanity unit for storage. Heated towel rail.

Dining Room

3.20m x 2.50m (10'5" x 8'2") approx.

Large room with plenty of space for dining table and chairs, along with free standing furniture. Side aspect window and fitted carpet.

Study

3.60m x 2.25m (11'8" x 7'4") approx.

Located off the dining room, this room makes an ideal study or office. Fitted carpet and full power. Note: The shelving will be not be included in the sale.

Sun Lounge

4.80m x 4.40m (15'7" x 14'4") approx.

Superb sun lounge on the gable end of the property, providing vast amounts of natural daylight with lovely wooden beam feature. Can be accessed from the external French doors or the dining room. Tiled flooring with underfloor electric heating.

First Floor

A bright, open landing provides access to all bedrooms. Fitted carpet.



Master Bedroom with En Suite

4.60m x 3.95m (15'1" x 13'0") approx.

Lovely, bright large room with elevated bay window overlooking the front of the property. Mirrored sliding door fitted wardrobes provide storage. Fitted carpet. The **En Suite Shower Room (2.70m x 1.20m (8'9" x 3'9") approx.)** is fitted with a shower cubicle with aqua panel, white wash hand basin and w.c with small vanity unit for storage. Velux window providing natural light.

Double Bedroom

4.00m x 2.80m (13'1" x 9'2") approx.

A generous double bedroom with Velux window overlooking the countryside at the front of the property. Fitted carpet.

Double Bedroom

4.05m x 3.45m (13'3" x 11'3") approx.

Large double bedroom with elevated bay window and mirrored sliding door wardrobe providing storage. Fitted carpet.

Double Bedroom

5.40m x 3.70m (17'7" x 12'1") approx.

Very large double bedroom with dual aspect windows providing natural light. There is a variety of shelving and storage cupboards, along with mirrored sliding door fitted wardrobe. Fitted carpet.



Family Bathroom

Large family bathroom with separate bath and shower with aqua panel, white vanity unit with wash hand basin providing storage and w.c. Underfloor electric heating and heated towel rail. Lovely, large Velux window above the bath and shelved alcove area providing further storage.

Log Cabin

5.35m x 3.85m (17'6" x 12'6") approx.

A large log cabin with windows, power and broadband/phone line. Located to the side of the property and currently used as an office, there is an upstairs area for further storage.

Garage

8.85m x 4.35m (29'0" x 14'3") approx.

This large wooden garage with double doors provides space for parking or would make an ideal work shed for tools and equipment. Fully powered.

Shed

7.90m x 5.25m (25'9" x 17'2") approx.

The second garage provides further space for tools etc. Fully powered.

Gardens

The gardens at the front and side of property are an assortment of lawn, flower beds and raised vegetable plots. There is parking for several vehicles at the side and rear of the property and the small wooden shed at the rear of the property and log store will be included in the sale.

Location

Echt lies within the attractive Aberdeenshire countryside, yet is within easy commuting distance to the city of Aberdeen, Westhill, Kingswells, Dyce and Banchory. The town is well located for easy access to the expanding Westhill and Arnhall Business Parks and also to the Prime Four development at Kingswells.

Notes

Oil central heating. uPVC double glazing. EPC=D. All fitted floor coverings, curtains, blinds and light fittings are included in the sale, together with the induction range and integrated dishwasher.

Viewing

Please telephone 07720 842705 or the Selling Agent's Banchory Office.

Office Reference: JFM/SC/Banchory

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



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