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**PARDES OF GLACK, MEIKLE WARTLE, INVERURIE, AB51 5AS**



**Two Public/Four Bedroomed Detached  
Farmhouse with Garage and Outbuilding**

**FIXED PRICE**

**£210,000**



# PARDES OF GLACK, MEIKLE WARTLE, INVERURIE

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## Accommodation Overview

**Entrance Hall, Lounge, Kitchen, Dining Room, Two Bedrooms, Shower Room and Bathroom. Upper Landing, Two Bedrooms and Box Room. Garden and Garage. Outbuilding.**

We are pleased to offer for sale this traditional two public/ four bedroomed farmhouse with detached stone outhouse/ office and large garage located a short drive from Inverurie. The property requires a degree of upgrading however has retained many original features including panelled doors, cornicing, picture rails, stunning fireplaces and offers huge potential for a purchaser to create their own bespoke home. The accommodation includes hallway, spacious south facing lounge with undisturbed farmland views, two well proportioned double bedrooms, family/dining room with dual aspect windows, recently upgraded kitchen, bathroom and shower room on the ground floor. On the first floor there are two large double bedrooms each with built-in wardrobes and magnificent views as well as a box room. Outside, there is an outbuilding which is equipped with power and light which could be utilised as a home office/ games room and there is a large garage/workshop, ideal for a small business. Fully enclosed and low maintenance courtyard garden to the side is perfect for summer barbecues. Viewing is genuinely recommended to appreciate the potential this property has to offer.



## Entrance Hall

A wide and welcoming hall with composite door. Built-in double cupboard with coat hooks. Staircase to upper floor with built-in cupboard below. Laminate flooring.

## Lounge

**4.27m x 3.92m (14'0" x 12'9") approx.**

Enjoying undisturbed countryside views to the front, this bright and spacious room offers ample space for soft furnishings. Featuring an ornate mantle with stunning cast iron inset and attractive tiling with open coal fire which assists with heating the radiators.

## Kitchen

**4.42m x 3.98m (14'5" x 13'0") approx.**

Fitted with a range of gloss wall and base unit contrasting work surface incorporating a four ring induction hob and composite drainer sink with window above to side. Integrated appliances include oven and dishwasher, plumbed for washing machine. Laminate flooring. Smoke alarm. Composite door to rear of property.

## Dining Room

**4.20m x 3.64m (13'8" x 11'9") approx.**

A well proportioned room with dual aspect windows allowing a generous flow of natural light. Ample space for family dining table, chairs and freestanding occasional furniture. Featuring an open fireplace with ornate tiled inset. Laminate flooring.



## Bedroom

**4.27m x 2.97m (14'0" x 9'7") approx.**

With dual aspect windows to front and side enjoying open countryside views. Generous built-in wardrobes offering ample shelf and hanging space. Cast iron mantle with marble hearth houses an open coal fire with shelved recess adjacent and built-in cupboard below. Fitted carpet.

## Bedroom

**2.87m x 2.70m (9'4" x 8'9") approx.**

Presented in neutral décor and complement with fitted carpet. This double room currently serves as a playroom and has a large window to rear.

## Shower Room

Fitted with w.c., wash hand basin and corner shower enclosure with sliding screen door. Aqua panelling to walls and vinyl flooring.

## Bathroom

**2.27m x 1.83m (7'4" x 6'0") approx.**

Fitted with a three piece suite comprising w.c., wash hand basin and bath with overhead shower. Aqua panelling to walls. Tiled flooring. Opaque window to side.



## Upper Floor

A curved staircase with built-in cupboard housing the hot water tank and leads to the upper floor where there is a velux window.

## Bedroom

**5.30m x 3.58m (17'4" x 11'7") approx.**

A beautiful room presented in cream décor and complemented with pale grey carpet offering ample space for freestanding furniture and benefiting from built-in double wardrobes. Deep silled dormer window enjoys open farmland views.

## Bedroom

**5.30m x 3.14m (17'4" x 10'3") approx.**

Another generous sized room benefiting from built-in double wardrobes and front facing aspect. Fitted carpet.

## Box Room

An excellent storage room with potential to be used as a home office. Velux window to front. Fitted carpet.





## Garage

**12.0m x 4.80m (39'4" x 15'4") approx.**

An extensive driveway sweeps round the property and leads to the garage at the side. Fitted with an up and over door and double doors on the gable end, the garage is equipped with power, light and built-in workbench.

## Outbuilding

**8.60m x 2.30m (28'2" x 7'5") approx.**

With potential for a small business or office space and equipped with power and light.

## Outside

There is a fully enclosed side garden laid to lawn with a paved patio which enjoys the morning sun.

## Location

Inverurie is an expanding and prosperous town with excellent road and rail links to the north and south including Aberdeen, Dyce, Huntly and Elgin. There are several primary schools and Inverurie Academy provides secondary education. There is an excellent health centre, cottage hospital, several large supermarkets, a swimming pool and community centre nearby as well as golf, tennis, bowling and hillwalking.

## Directions

From Inverurie, follow the B9001 to Rothienorman and just before Meikle Wartle and just after Old Craig Farm on the left, the house is located on the right hand side as indicated by our For Sale board.

## Notes

Oil central heating. Double glazing. EPC=F. All light fittings and integrated appliance are included in the sale.

## Viewing

Please telephone the Selling Agent's Inverurie office.

## Office Reference: KJS/NT/Inverurie

THE DATE OF ENTRY IS MATERIAL AND OFFERS SUBJECT TO FINANCE OR SUBJECT TO THE SALE OF THE PURCHASER'S OWN PROPERTY WILL NOT BE CONSIDERED.

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