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TEMPLETON FARMHOUSE, KILDRUMMY, ALFORD, AB33 8QX



**Three Bedroomed Traditional Granite
Farmhouse in Scenic Location**

OFFERS OVER
£200,000

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Accommodation Overview

**Entrance Vestibule, Hallway, Lounge, Reception Room, Bathroom, Kitchen, Rear Vestibule and Utility Room.
First Floor: Three Double Bedrooms and Box Room.**

Located in the rural location of Kildrummy near Alford, we are pleased to offer for sale this traditional granite three bedroomed farmhouse. Entering the property from the front entrance vestibule, you will be immediately impressed by the space on offer which is further complimented by traditional features including high ceilings, coving, high skirtings and central staircase. The ground floor accommodation includes the two generous bright reception rooms overlooking the front garden, the large kitchen with an abundance of wall and base units with worktop surfaces, generous utility room with plumbing for appliances. Completing the downstairs accommodation is the spacious family bathroom with three piece suite and shower over the bath. The traditional staircase leads to the mezzanine floor and three large double bedrooms all with spectacular views over the surrounding countryside. The upstairs accommodation is completed by the box room with velux window which would make an ideal office or children's nursery. The front and rear gardens are mainly laid to lawn with hedging and perennials. Parking is available for several vehicles on the driveway to the rear. Within the garden is the large wooden garage and outhouse. Access to the basement of the property is available from the steps adjacent to the rear door.



Entrance Vestibule

1.60m x 1.50m (5'2" x 4.9") approx.

Entered through the part glazed uPVC door from the front garden, this vestibule leads onto the main hallway of the property. Fitted carpet.

Hallway

5.30m x 2.25m (17'4" x 7'4") approx.

Spacious traditional hallway with understairs cupboard and provides access to all ground floor accommodation. Fitted carpet.

Lounge

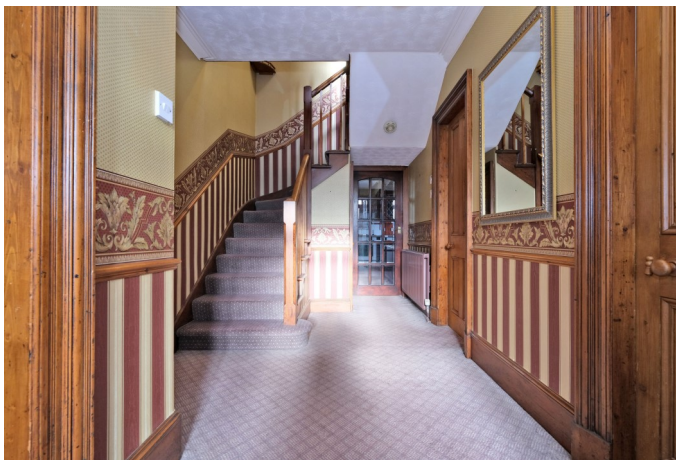
4.30m x 3.85m (14'11" x 12'6") approx.

Bright spacious room situated to the front of the property overlooking the front garden. Shelved alcove and electric fire with fire surround. Fitted carpet.

Reception Room

4.25m x 2.80m (13'9" x 9'2") approx.

Second reception room with picture window overlooking the front of the property providing natural daylight. Wooden floorboards.



Bathroom

Spacious bathroom with three piece suite with mains shower over the bath. Opaque window with side aspect of the property. Fitted carpet.

Kitchen

6.00m x 3.80m (19'7" x 12'5") approx.

Extremely spacious kitchen with an abundance of neutral wall and base units and work surfaces including a number of decorative display cabinets for storage. Integrated oven and electric hob. Free standing fridge and dishwasher included in the sale. Space for dining table and chairs. Fitted carpet. Dual aspect windows with rear and side aspects.

Rear Vestibule

2.35m x 1.00m (7'7" x 3'3") approx.

Accessed through the external part glazed uPVC door at the rear of the property, this vestibule leads into the kitchen.

Utility Room

3.60m x 2.75m (11'8" x 9'0") approx.

Fantastic utility room accessed from the kitchen, this room has an array of wall and base units with work surfaces. White ceramic sink and plumbing for washing machine or other appliances. Side aspect window. Natural wooden floorboards.



Upper Floor

A carpeted staircase splits to rooms on both sides of the property.

Bedroom 1

4.15m x 3.20m (13'6" x 10'5") approx.

Great sized double bedroom with picture window overlooking the surrounding countryside. Storage cupboard with hanging rail and shelving. Further small door leads to eaves storage. Natural wooden floorboards.

Bedroom 2

4.30m x 4.15m (14'11" x 13'6") approx.

Large double bedroom with large picture window to the front of the property providing an abundance of natural daylight. Natural wooden floorboards.

Bedroom 3

4.15m x 3.60m (13'6" x 11'8") approx.

Great sized double bedroom with large picture window overlooking the stunning countryside to the front of the property. Fitted carpet.



Box Room

2.30m x 2.25m (7'5" x 7'4") approx.

This room is situated in the centre of the upstairs landing and would make an ideal study or nursery. Velux window. Fitted carpet.

Outside

The gardens at the property are mainly laid to lawn with hedging and perennial borders. Parking is available for several vehicles on the driveway to the rear. Within the garden also is the large wooden garage and outhouse. Access to the basement of the property is available from the steps adjacent to the rear door.

Location

Alford is a thriving village enjoying a host of excellent amenities with primary and secondary schooling and Community Campus providing a nursery, primary school, academy, swimming pool and community library. Additional recreation activities include a golf course, tennis, bowling, a dry ski slope and the Houghton Country Park. The village maintains a good range of shops, hotels, a library and health centre and is well placed for access to the Lecht ski resort as well as being within easy commuting distance of Westhill, Aberdeen, Dyce and Inverurie.

Notes

Oil central heating. Double glazing. Septic tank. EPC=F. The property requires a degree of modernisation throughout and is situated near to large farm sheds/storage facilities.

Viewing

Please telephone the Selling Agent's Inverurie office.

Office Reference:KZS/SC/Inverurie

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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