

(inc Macleman & McCulloch)
SOLICITORS & ESTATE AGENTS

BRODIES CROFT ORD, BANFF, BANFFSHIRE AB45 3BR



3 BEDROOMED PROPERTY WITH OUTBUILDINGS AND PADDOCK

- ◆ **HALL SITTING ROOM DINING KITCHEN UTILITY ROOM CONSERVATORY 3 DOUBLE BEDROOMS SHOWER ROOM**
- ◆ **FULL OIL CENTRAL HEATING DOUBLE GLAZING**
- ◆ **GARDEN STEADING BUILDING STABLE BLOCK GARAGE**

Offers Over £190,000

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Partners Colin Styles, David Adams | **Solicitors** Henrietta Macpherson, Claire Sutton



This spacious traditional stone and slate dwelling house has been extended to provide comfortable family accommodation over two floors. The property benefits from oil-fired central heating and double glazing. Brodies Croft is situated in an attractive elevated position overlooking the Banffshire coastline and surrounding countryside. The accommodation downstairs comprises: a vestibule which leads into the utility room and kitchen which in turn leads on to the large spacious lounge, sunroom, family bathroom and master bedroom. Upstairs there are two additional double bedrooms and a WC. Outside the property has a steading building, stable block and a garage. There are approximately 0.59 acres of pasture.

The property lies approximately 4 miles north of Aberchirder, 10 miles north west of Turriff and 44.5 miles north west of the City of Aberdeen. The property adjoins the B9025 running from the A97 to Portsoy providing good access north and south.

The accommodation comprises:

DOWNSTAIRS

The back door leads into the vestibule area. In the vestibule there is the oil-fired boiler and space for outdoor boots and coats.

UTILITY ROOM

3.49x1.79

Window looking to the side. Tiled floor. Range of units and worktops incorporating a stainless steel sink and drainer. Space for washing machine and tumble drier. Partially tiled walls.

DINING KITCHEN

4.35x3.31

Window looking to the front and the rear. Range of cream coloured floor and wall units with wood effect worktops. Plumbing for dishwasher. Space for cooker and fridge freezer. Vinyl flooring. Coving.

FAMILY SHOWER ROOM

3.31 X 2.01

Window looking to the rear. 3-piece suite comprising white coloured WC, wash hand basin in vanity unit and shower cubicle complete with wet wall boarding. Vinyl flooring. Coving.

SITTING ROOM

4.87 x 4.45

A bright room with windows looking to the front and to the rear. Open tread timber staircase leading to the upper accommodation. Timber panel feature wall. Wood burning stove. Coving.

CONSERVATORY

4.25x3.39

Looking out to the front of the property. Vinyl flooring.

BEDROOM 1

4.47x2.65

Window looking out to the front. Large built-in wardrobe with triple sliding doors.

UPSTAIRS

LANDING

Window looking to the front. On this floor there is a small room housing a WC.

BEDROOM 2

3.49x3.47

Window looking to the front. Built-in cupboards to the eaves.

BEDROOM 3

3.50x2.84

Window looking to the front. Built-in cupboard to the eaves.



OUTSIDE

The property is accessed by a gravel driveway which leads around the rear of the property to the garage and the front of the house. There is also a fenced gravel area in front of the steading and stable buildings. The garden and additional ground is laid out in grass and rough pasture.

SPECIAL CONDITIONS OF SALE

The wood burner in the Lounge is available for sale by separate negotiation or will be removed.

The white goods in the kitchen are also available for sale by separate negotiation.

The property has mains water and private drainage.

A Home Report for the property is available from the Selling Solicitors or on www.onesurvey.org/

Carpets, curtains and kitchen white goods are not included in the sale price.

COUNCIL TAX

Band D

ENERGY RATING

Band F

ENTRY

By arrangement

VIEWING

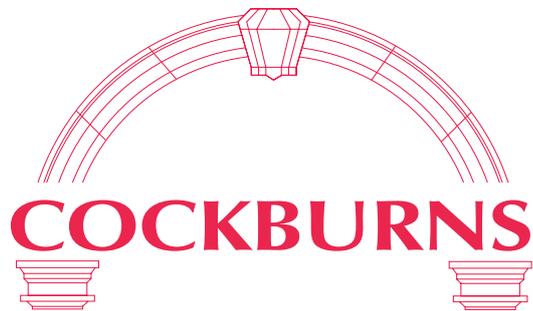
Strictly by appointment by telephoning the Selling Solicitors on 01343 549555

Prospective viewers are advised not to wander around the property unless accompanied by the owner, due to guard dogs.

PRICE

As an indication of price range
Offers Over £190,000 are invited.





CLOSING DATE

A closing date by which offers must be submitted may be fixed at a later date. Prospective purchasers are advised to register their interest with the Selling Solicitors through their Solicitors. Only parties who have noted an interest formally through a Solicitor will be advised of a closing date, but notwithstanding, the sellers reserve the right to accept any offer at anytime without further intimation.

The above particulars are set out as a general guide for interested parties. Occasionally colours may not be accurately reproduced because of the use of digital photography in producing the schedule. All descriptions, dimensions, reference to condition and other details are given in good faith and are believed to be correct but parties should not rely on them as statements or representations of fact and should satisfy themselves as to their accuracy.