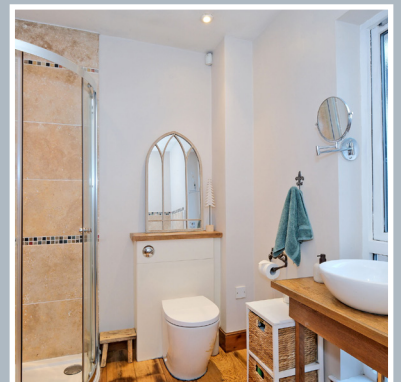




Lynturk Steading

Muir of Fowlis, Alford, Aberdeenshire AB33 8HS



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Enter the property at the front into a spacious dining kitchen fitted with a good range of cream matt base and wall units with complementing wood effect worktops and tiled splashbacks. The kitchen incorporates a one and a half bowl sink with draining board, integrated electric hob with double oven below and extractor fan above, integrated microwave, washer/dryer, dishwasher, fridge and freezer. A breakfast bar allows for informal dining and provides floor level storage facilities to both sides. Further fitted cupboards benefit from hanging rails, floor storage and shelving with one cupboard housing the boiler and under floor heating manifold. This bright, cosy and inviting room boasts a fitted corner seating area and a dog kennel.

From the kitchen, a door opens to an internal hallway which gives access to the garden and leads to the lounge and shower room. The hallway provides storage in a shelved cupboard where the electricity apparatus is located.

The lounge is of generous proportions allowing for the placement of a variety of furnishings. It is another bright and inviting room with a triple aspect allowing for lots of natural light. Bi-fold doors open fully to allow access to the patio which is ideally positioned for al fresco entertaining.

The bathroom is conveniently positioned in the middle of the home. It comprises a traditional style bath with shower attachment, a corner shower cubicle, wash hand basin set on a wooden plinth, WC and window.

Returning to the dining kitchen, a hallway branches off and gives access to two double bedrooms with fitted storage facilities.

We are delighted to bring to the market this two bedroom, detached, single storey property. The striking former steading is believed to date back to 1865 and has been tastefully and sensitively converted to form a charming dwelling in the heart of rural Aberdeenshire. Featuring vaulted ceilings in all rooms except the bathroom, the property offers generously proportioned, well laid out and well presented accommodation throughout.

The property is further enhanced externally by off road parking for several cars to the front and a fully enclosed rear garden with summerhouse, lawn, patio and chicken run.





- Under Floor Oil Heating
- Double Glazing
- Fully Enclosed Garden
- Mains Water
- Private Drainage
- Off Road Parking



These particulars are intended to give a fair representation of the property and whilst every care has been taken in their compilation they are not guaranteed and do not form part of any contract. Areas, measurements and distances are given only as a guide and any plans are for identification only and are not to scale.

Terms

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