



Farm Steading

South Brachmont, Durrus, Aberdeenshire AB31 6DY



mackinnons
solicitors



Entered via a part glazed door into the reception hall with open tread solid oak staircase. Windows on three aspects, vaulted ceiling with Velux roof lights.

A cloakroom fitted with a white two piece suite comprising WC and wash hand basin in vanity.

Door at rear of reception hall leads out into the rear courtyard and garage.

Bedroom six currently being used as a home office boasts French doors into the courtyard at the rear. Large triple fitted wardrobe with mirrored door. An en-suite shower room fully tiled and fitted with a white suite comprising wash hand basin and toilet pedestal within vanity unit, and large walk-in shower.

The kitchen/dining/family room is a superb open plan area bathed in natural light from the French doors that lead out into the garden and three floor to ceiling windows. The kitchen is fitted with quality white wall and base units and oak work surfaces, incorporating breakfasting area. Access to utility room.

The utility room has larger cupboards providing ample storage.

Glass doors lead from the family area into the spacious lounge/dining room with windows and French doors leading out into the garden. Inglenook fireplace with wood burning stove. Accessed from the dining area a useful box room.

We are delighted to bring to the market this impressive linked detached five/six bedroom converted steading with open countryside views.

The property has been finished to a particularly high standard. Viewing is highly recommended to fully appreciate the quality, size and location on offer. The property boasts oak finishings throughout, under floor heating throughout the majority of the ground floor and stunning uninterrupted views over the rolling countryside. The property is further enhanced by a generous double garage with cloakroom and room on the upper floor, which can be used for a variety of uses. Extensive grounds. Fields extending to 1.2 acres believed suitable for equestrian or other purposes.





Oak staircase to bedroom one and a bathroom. Bedroom one is fitted with matching furniture and wardrobes. Bathroom with his and her wash hand basins in vanity, large walk-in shower, free standing bath.

Returning to the reception hall another oak staircase leads to further upper floor accommodation.

Bedroom two with a large south facing picture window. An en-suite shower room, fully tiled. Bedroom three has a large arched window, fitted wardrobes. Bedroom four has Velux windows and fitted wardrobes. Bedroom five, currently being used as a snug has Velux windows and fitted wardrobes. Completing the upstairs accommodation is a family bathroom with a white suite and walk-in shower.



To the front of the property is an area laid to lawn with walls and low level fencing. Septic tank. A driveway to the side of the property provides ample space for parking. Shared driveway through an archway into the rear courtyard leads to the double garage. The garage is fitted with electric doors, power, light and water. Cloakroom and study area on the upper floor. This room benefits from the property's full fibre broadband. Electric car charger. Fenced area accessed via a gate leads to an area laid with paving and black Astroturf. Oil tank. Shed housing boiler. Steps lead up to a grassed area made up of two fields extending to 1.2 acres with fencing and gates believed suitable for equestrian or other purposes. Mains water tank storage above the drive archway. Alarm system.



- Oil Central Heating
- Double Glazing
- 5/6 Bedrooms
- Kitchen/Dining/Family Room
- Double Garage with Room Upstairs
- Fields/Paddocks
- Countryside Views

Terms

Council Tax
Band G

EPC
Band C

Entry
By Arrangement

Viewing
Contact Solicitors
01224 868687

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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.

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