



# Mains of Coull

Tarland, Aberdeenshire AB34 4TS



mackinnons  
solicitors



Enter the property through the canopied front door into the inviting lounge. Featuring two windows to the front and a cast iron fire set on a slate hearth with stone surround, the lounge houses the staircase to the upper floor and gives access to the ground floor bedroom/second lounge and to the dining kitchen.

The L-shaped dining kitchen is fitted with good range of base and wall units incorporating a ceramic sink and draining board, side by side, eye level ovens, an electric induction hob with extractor fan above and a dishwasher (please note that the dishwasher is not in working order). The free-standing American style fridge freezer is to remain and is included in the sale price. From the kitchen area, the room opens up to a striking dining room/family room. Windows on three sides and glazed double doors allow for an abundance of natural light and full enjoyment of the garden and the views beyond. A well equipped utility room is conveniently located adjacent to the kitchen. A door leads out to the rear garden and another door gives access into the ground floor shower room which is also accessible from the ground floor bedroom/second lounge.

The ground floor bedroom/second lounge is a dual aspect room with windows to the front and side; it features a recessed wood burning stove set within an exposed granite surround (please note that the stove is not currently operational).

We are pleased to bring to the market this delightful four bedroom, two public room granite built, former farmhouse with a family bathroom and two shower rooms. Sympathetically modernised, whilst still retaining traditional charm, this property offers generously proportioned and versatile accommodation throughout. Benefiting from a high degree of privacy and occupying an enviable, elevated plot, Mains of Coull is set within well tended gardens in an idyllic rural setting with truly breathtaking views and surroundings.

Early viewing is recommended to avoid disappointment and for full appreciation of all that Mains of Coull has to offer.





Returning to the lounge, a carpeted staircase climbs to the upper floor landing which provides access to three double bedrooms and the family bathroom.

The principal bedroom is located at the front of the property, it is served by a three piece en-suite shower room.

Bedroom two is also located to the front of the property and bedroom three to the rear. All three upstairs bedrooms are sufficiently proportioned for the placement of free-standing storage and furnishings.

Completing the accommodation is the three piece family bathroom featuring a stylish roll top bath with shower attachment.



Mains of Coull is set on a generous, fully enclosed plot. A wooden gate allows for vehicular access whilst a smaller gate to the side of it allows for foot access. A stone chip driveway provides excellent parking and leads to the double garage with up and over doors. Pathways around the property allow for ease of access, there is excellent outside lighting to all sides and an outside charging point close to the gate.

The garden is mainly laid to lawn on three sides interspersed with mature shrubs, trees and bushes. There is a stone chip area immediately outside the dining room/family room, a rotary clothes dryer to the rear of the property and the oil tank is positioned at the side next to the driveway.



- Oil Central Heating
- Open Fire in Lounge
- Private Drainage
- Private Water
- Versatile Accommodation
- Double Garage and Parking
- Stunning Views

## Terms

**Council Tax**  
Band F

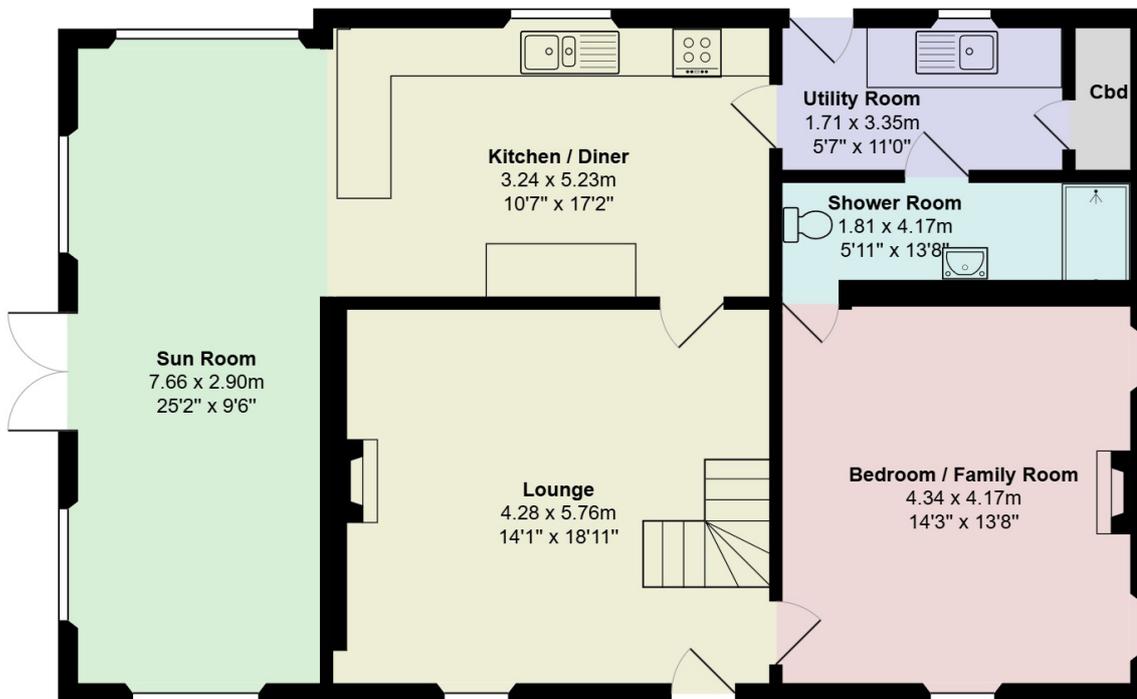
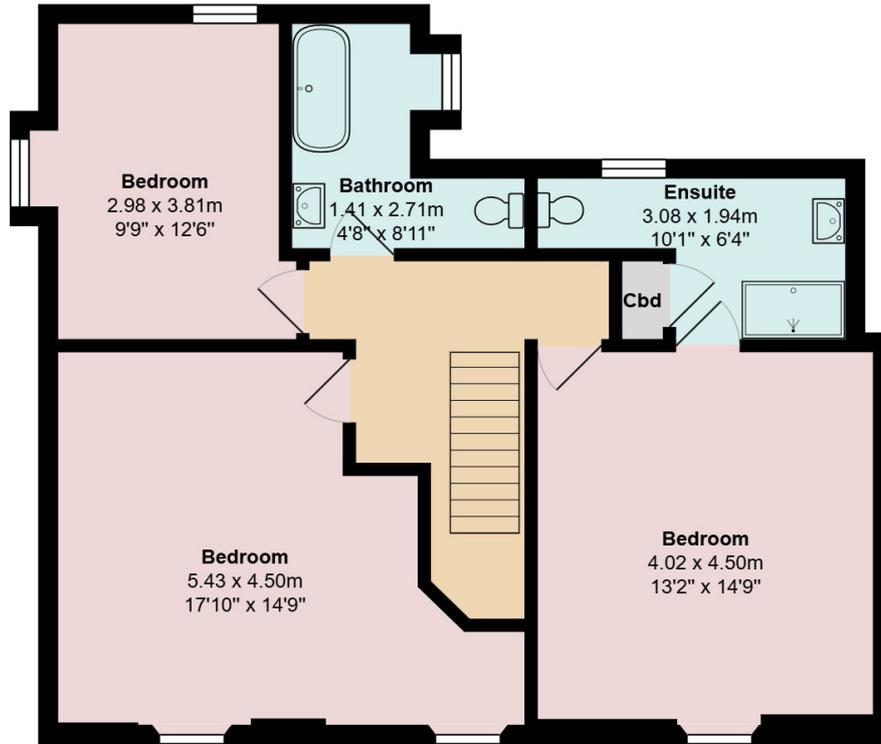
**EPC**  
Band D

**Entry**  
By Arrangement

**Viewing**  
Contact Solicitors  
013398 87665

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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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