



# Craighead

Glenbuchat, Strathdon, Aberdeenshire AB36 8UA



mackinnons  
solicitors



Enter through a five bar gate to the gated walled garden with a gravelled driveway path leading the bright and inviting sun room. Positioned perfectly to the front of the property, the sun room features wrap-around windows offering views towards the surrounding landscape. Part glazed double doors open into the welcoming hallway giving access to the living accommodation.

Overlooking the frontage, the lounge features a wood burning stove set on a slate hearth with a wooden surround, creating a warm and inviting atmosphere. To one side of the fireplace, a built-in cupboard with shelving provides practical storage. A further feature to the room is the built-in floor-to-ceiling bookshelf.

The well appointed shower room features a four piece white suite.

Also to the front is the dining/sitting room, featuring tongue and groove wood panelling to dado height and a double oven oil fired Aga set within an inglenook fireplace with wooden surround.

Dual aspect windows allow natural light to flood the rear facing dining kitchen, fitted with a wide range of neutral shaker style wall and base units with co-ordinating work surfaces and tiled splashback. The room offers integrated appliances and ample space for a dining table and chairs and with lovely views over the gardens.

A 15 pane glazed door gives access to the boot room, which in turn opens via a second door leading to the rear garden.

We are delighted to present to the market Craighead, a delightful traditional period cottage brimming with character, offering three well proportioned bedrooms and three versatile public rooms. Occupying an enviable elevated position, the property enjoys truly spectacular uninterrupted views across the stunning landscape of Glenbuchat, Strathdon. The property benefits from double glazed casement windows throughout, oil fired central heating, complemented by a cosy wood burning stove and open fireplaces, perfect for creating a welcoming atmosphere all year round.

Tucked away at the end of a quiet country road within a small, peaceful hamlet, Craighead sits within a generous gated plot of circa 0.6 of an acre of beautiful, landscaped gardens and grounds.





The staircase, with understair storage, rises to the upper floor. The landing houses the electric circuit breaker along with the controls for the generator which automatically activates in the event of a power failure.

The principal bedroom overlooks the front of the property boasting stunning views of the surrounding landscape. It benefits from two double built-in wardrobes, a built-in cupboard and features a period cast iron fireplace.

Bedroom three, previously utilised as a home office, features a Juliette balcony accessed by a glazed door offering views to the side of the property.

Centrally located, the WC is a welcome addition to the upper hallway.

Double bedroom two overlooks the front and benefits from built-in wardrobes and includes a period cast iron fireplace.



The property's charm extends outdoors with opportunities for 'al fresco' dining or simply to relax and enjoy the breathtaking views with rear garden areas of paved terracing and walled patio. Another pathway leads to the kennels and summerhouse with deck area again with stunning glen views.

There are two granite outbuildings to one side of the property. One is utilised as a utility room and the other for additional storage.

The rear garden features a potting shed and a large workshop with adjoining generator shed.

The lengthy driveway continues past the cottage and leads to another gate adjacent to the log store which provides parking and access to the lane to the rear of the property.



- Three Bedrooms
- Elevated Position with Spectacular Glen Views
- Idyllic Country Location
- Double Glazing
- Oil Fired Central Heating
- Secure Wrap-Around Garden
- Private Drainage and Septic Tank
- Approximately 45.4 Acres of Land by Separate Negotiation
- what3words///flight.showrooms.approach

## Terms

**Council Tax**

Band D

**EPC**

Band F

**Entry**

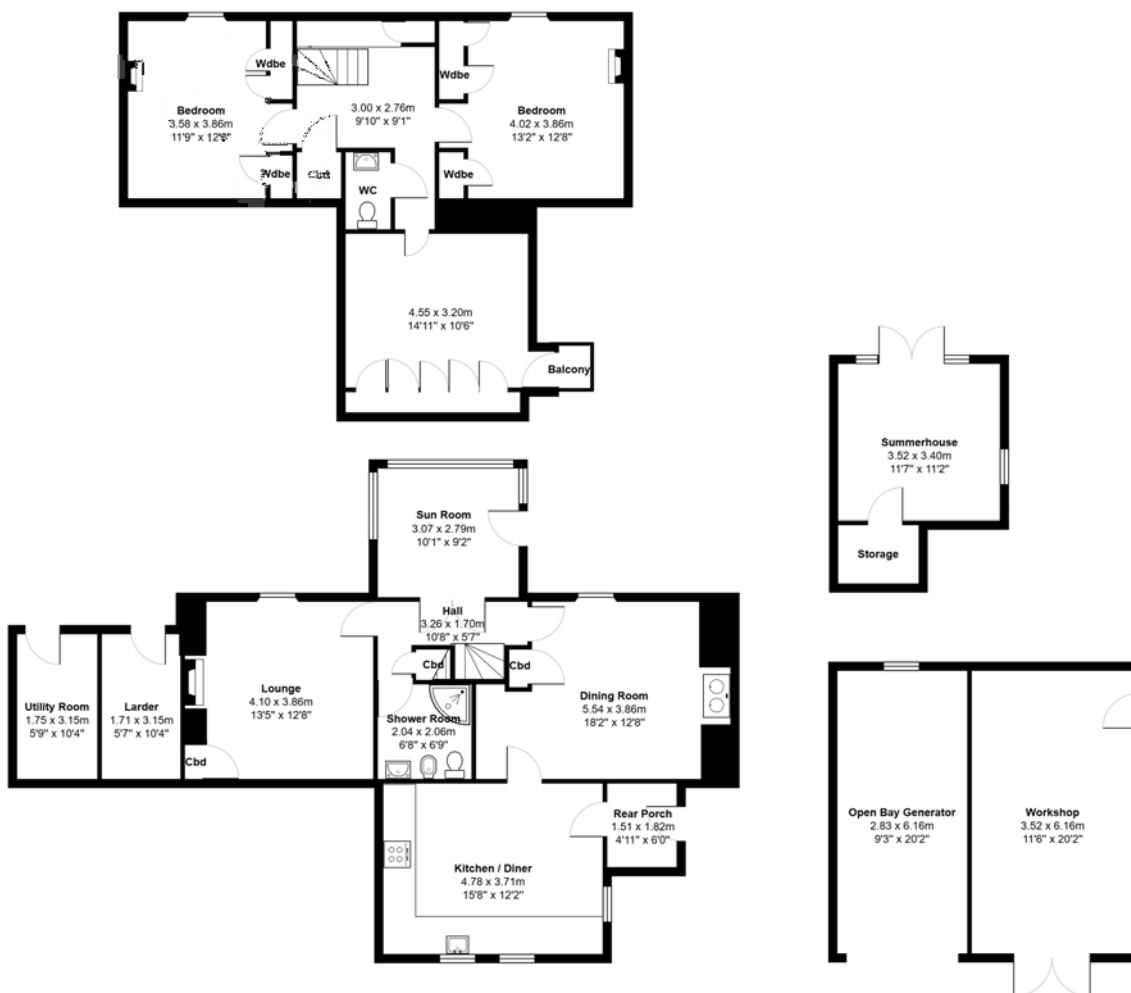
By Arrangement

**Viewing**

Contact Solicitors  
013397 55633

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