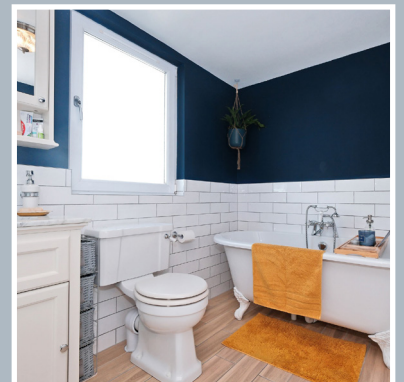




Upper Smithy Croft

Auchnagatt, Ellon, Aberdeenshire AB41 8UN



mackinnons
solicitors



The partially glazed entrance door leads into the welcoming reception hall where a carpeted staircase leads up to the first floor.

A panelled door opens from the hall into the striking lounge, which lies on open plan to the dining kitchen. A versatile living space ideal for both relaxation and formal dining, French doors provide access to the paved patio beyond. The kitchen features a good range of storage cabinetry and appliances, with a partially glazed door leading out to the rear garden.

The versatile family room would also be suitable as a spacious double bedroom if so desired. Central to the room is a granite ingleneuk with wood burning stove.

On the first floor, there is the bright landing which includes a range of bookshelves. Double bedrooms one and two are both well proportioned rooms enjoying dual aspect views across the surrounding countryside. The beautifully appointed family bathroom includes a white three piece suite and a striking walk-in double shower enclosure with mains shower appliance.

Outside, an extensive stone chipped driveway with gate provides parking for a number of vehicles. The enclosed gardens are set in a combination of lawn, patio and stone chipped pathways offering plenty of possibilities for "al fresco" dining. A stone built outbuilding provides plenty of external storage space.

Located amidst stunning countryside between the thriving rural villages of Auchnagatt and Stuartfield, this charming two/three bedroom detached former farmhouse offers tasteful, versatile and well appointed living accommodation throughout.

Originally built circa 1850, the property benefits from an extensive gravelled driveway and fully enclosed garden grounds with the addition of a stone built outbuilding for external storage. For those looking to live the "good life" yet remain within commuting distance of everyday amenities, this property is ready to move into with a minimum of fuss.





Terms

Council Tax
Band D

EPC
Band E

Entry
By Arrangement

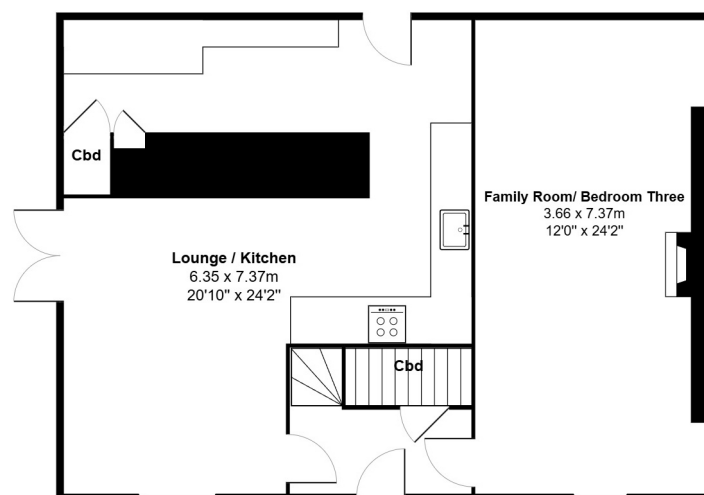
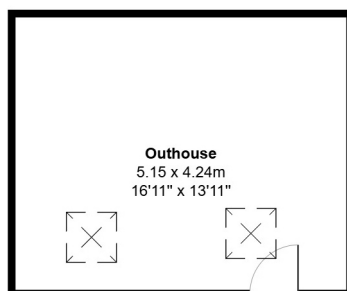
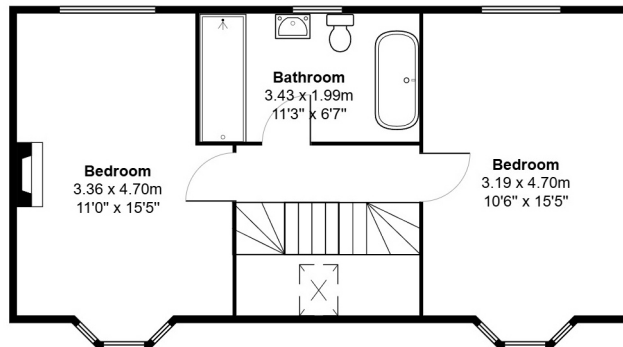
Viewing
Contact Solicitors
01224 868687

OUR services

- Sales
- Purchases
- Leasing
- Property Management
- Wills
- Powers of Attorney
- Estate Planning
- Executries
- Commercial
- Business
- Employment
- Debt Recovery
- Insolvency
- Shipping
- Marine

- Oil Heating
- Double Glazing
- Private Water and Drainage
- 2/3 Bedrooms
- Charming and Well Presented Interior
- Wood Burning Stove
- Extensive Driveway

- Fully Enclosed Gardens and Outbuilding



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.



www.carbonbalancedpaper.com
CBP022715

produced by xtrcc.com | 01224 878799