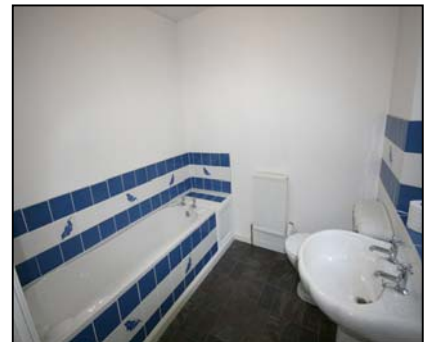


STEWART & WATSON

your **complete** property & legal service

SCURDARGUE HOUSE *RHYNIE, BY HUNTLY, AB54 4HN*



Traditional stone-built detached family farmhouse close to rural village

- 4 Bedrooms, one with En-suite, Kitchen
- Dining Room, Lounge, W.C., Pantry & Bathroom
- Mature garden ground; Off-street parking
- No pets, smokers or DSS; Furnished
- Minimum 6 months rent; References & 1 month's deposit required

Rent £700 per month

www.stewartwatson.co.uk

SCURDARGUE HOUSE, RHYNIE, BY HUNTLY, AB54 4HN

TYPE OF PROPERTY

We are pleased to offer for rental this 4-bedroom traditional stone-built farmhouse situated near the quiet rural village of Rhynie located approximately 10-11 miles from Huntly. Internally, the property is extremely spacious and well-presented throughout and benefits from a modern fitted Dining Kitchen, cosy living room, large dining room and four bedrooms, one with en-suite. Externally there is a mature garden surrounding the property. This an ideal rental property for a large family. The property has oil-fired central heating and will be let furnished. Any proposed tenant will require to provide references and pay one month's deposit and rent at the start of the tenancy. The tenant will also be responsible for all bills, council tax, television licence and their own contents insurance.

ACCOMMODATION

The accommodation in detail comprises:- Kitchen, Bedroom 1, Bedroom 2/Study, Dining Room, Lounge, Bedroom 3 with En-suite Bathroom, Bedroom 4, W.C., Pantry & Bathroom.

KITCHEN **4.82m x 4.94m (15'9" x 16'2")**
Brand new contemporary fitted Kitchen comprising of a good range of base and wall units with worktop over incorporating a 1½ bowl stainless steel sink with mixer tap and drainer, plumbed for washing machine, dishwasher with a tall fridge freezer. There is a double electric cooker set in a tile-effect hearth with stone surround. With tile effect laminate flooring, window to the rear, ceiling inset spotlights and radiator.

DINING ROOM **4.21m x 3.8m (13'0" x 12'1")**
Traditional style Dining Room with wooden flooring, window to the front, centre ceiling light and radiator. Decorative tiled fireplace with wooden mantle over and one cupboard for storage.

LOUNGE **3.80m x 4.78m (12'5" x 15'8")**
Spacious Lounge with window to the front of the property, wooden flooring, fireplace with electric fire, TV point, centre ceiling light and radiator.

W.C.
Handy W.C. with 2-piece suite of W.C. and wash hand basin, vinyl flooring, centre ceiling light and extractor fan.

PANTRY
With stone floor and shelves for storage.

BATHROOM **2.27m x 2.13m (7'5" x 7'0")**
The bathroom comprises of a 3-piece suite of W.C., wash hand basin and bath. With laminate flooring, window to the side, radiator and centre ceiling light.

UPSTAIRS

BEDROOM 1 **2.90m x 3.32m (9'6" x 10'10")**
Bright Double Bedroom with combed ceiling and velux window to side, laminate flooring, radiator, and centre ceiling light. Cupboard for storage also housing hot water tank.

FREE VALUATION - We are pleased to offer a free and without obligation, valuation of your own property. Contact Property Department at any of our offices.

These particulars do not constitute any part of an offer or contract. All statements contained herein, while believed to be correct, are not guaranteed. All measurements are approximate. Intending purchasers or leasees must satisfy themselves by inspection or otherwise, as to the accuracy of each of the statements contained in these particulars.

Open landing to Bedroom 2/Study.

BEDROOM 2/STUDY **3.27m x 1.98m (10'8" x 6'6")**
Further area which could be used as a study or bedroom with velux to the rear, centre ceiling light and radiator.

UPSTAIRS

BEDROOM 3 **3.57m x 3.84m (11'8" x 12'7")**
Double Bedroom with window to the front, wooden flooring, centre ceiling light, radiator and fireplace.

EN-SUITE **1.31m x 2.03m (4'3" x 6'8")**
En-suite comprising of a white 2-piece suite and shower. With fitted carpet and centre ceiling light.

BEDROOM 4 **3.87m x 4.78m (12'8" x 15'8")**
Double Bedroom with window to the front, wooden flooring, radiator, centre ceiling light and tiled fireplace.

OUTSIDE

The property is surrounded by a mature garden.

SERVICES

Private water, drainage and electricity.

Council Tax: Band D.

Entry: Immediate entry available.

Viewing: Contact our Huntly Office on 01466 792331.

Email: huntly.property@stewartwatson.co.uk

Rent: The rent sought is £700 per month.

LOCATION

Rhynie is a pleasant village with some local amenities, first rate primary school and medical centre. Located only 9 miles from the market town of Huntly, the property is ideally located for commuting to Aberdeen and Inverness with excellent rail connections available from Huntly and Inch. Huntly is a market town and commercial centre situated in the heart of West Aberdeenshire on the A96 approximately 37 miles from Aberdeen. The airport at Dyce is also only about 45 minutes drive. Huntly is the home of Clan Gordon and is renowned for Huntly Castle and the Gordon Schools. The town has a full range of local amenities, Primary and Secondary Schooling and railway station. It has a range of sporting facilities including shooting, fishing and an attractive Golf Course.

DIRECTIONS

From Huntly take the A97 towards Rhynie. Follow the road into Rhynie and turn right on the A941 towards the Cabrach. Once out of Rhynie follow the road for approximately 1.25 miles and the property is on the right hand side.

The Property Shop, 2 Main Street, Turriff AB53 4AD (01888) 563777
59 High Street, Turriff AB53 4EL (01888) 563773
The Property Shop, 65 High Street Banff AB45 1AN (01261) 818883
St. Catherines, 1 St Catherines Street, Banff AB45 1HU (01261) 815493
42/44 East Church Street, Buckie AB56 1AB (01542) 833255
35 Queen Street, Peterhead AB42 1TP (01779) 476351

38 Broad Street, Fraserburgh AB43 9AH (01346) 514443
21 Market Square, Oldmeldrum AB51 0AA (01651) 872314
4 North Street, Mintlaw AB42 5HH (01771) 622338
25 Grant Street, Cullen AB56 4RS Mon-Fri 2-5pm (01542) 840408
17-19 Duke Street, Huntly AB54 8DL (01466) 792331