

# STEWART & WATSON

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## STRATHFIDDICH COTTAGE, AUCHINDOUN, DUFFTOWN, AB55 4DY



*Detached Cottage in Rural Location*

- 2/3 Bedrooms
- Requires Renovation
- Full Double Glazing & Oil-fired Central Heating
- Good-sized Garden & Double Garage
- Located approx. 2 miles from Dufftown & 13 miles from Huntly

***Offers around £125,000***

***Home Report Valuation £125,000***

***[www.stewartwatson.co.uk](http://www.stewartwatson.co.uk)***

## TYPE OF PROPERTY

This detached one and a half storey solid stone constructed house is situated in the small rural hamlet of Auchindoun, which lies approx. 2 miles from Dufftown and approx. 13 miles from Huntly. The property has been extended to the rear, and although renovations are required the house provides extensive family accommodation. Externally the garden ground is a good-size with a gravelled parking area for several vehicles with a double garage with two up and over doors.

## ACCOMMODATION

The accommodation is on two floors and comprises:-

### DOWNSTAIRS

**PORCH** 1.6m x 1.39m (5'2" x 4'6")  
With UPVC front door.

**HALL**  
With radiator and cupboards below stairs.

**LOUNGE** 6.06m x 3.57m (19'10" x 11'8") (at widest)  
L-shaped lounge with tiled fireplace, two windows and two radiators.



**KITCHEN** 3.4m x 2.98m (11'1" x 9'9")  
With stainless steel sink with worksurface and cupboards, oil-central heating boiler radiator and UPVC back door.





**BEDROOM 1/SITTING ROOM**

**3.6m x 2.94m (11'9" x 9'7")**

With window to front, tiled fireplace, alcove and radiator.

**UPSTAIRS**

The traditional staircase leads to the landing with velux window and storage space.

**BEDROOM 2 3.57m x 3.36m (11'8" x 11'0")**

Coom-ceiled with window to front and radiator.

**BEDROOM 3 3.56m x 3.11m (11'7" x 10'2")**

Coom-ceiled with window to front and radiator.



Bedroom 2



Bedroom 3

**STORAGE ROOM 2.41m x 2.71m (7'10" x 8'10") (at widest)**

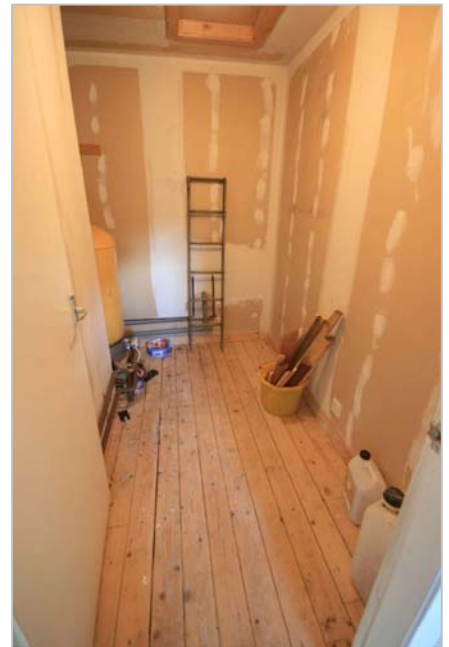
Housing the hot water tank and with hatch to the Loft.

**BATHROOM 3.4m x 1.89m (11'1" x 6'2") (at widest)**

With coloured suite, vinyl flooring and radiator.



Bathroom



Storage Room

## OUTSIDE

The good sized garden area includes a gravelled parking area for several vehicles if required, a lawn, mature shrubs and trees, a double garage with two up and over doors and there is a lean-to stone built store with slate roof at the side of the house.



Double Garage



Garden Ground

## SERVICES

Private water and drainage. Electricity and telephone connections.

## ITEMS INCLUDED

All fitted carpets and floor coverings, light fittings and curtains.

### Council Tax:

Band C.

### EPC Banding:

EPC=F.

### Entry:

By arrangement.

### Viewing:

Contact our Huntly office on (01466) 792331.

### Email:

[huntly.property@stewartwatson.co.uk](mailto:huntly.property@stewartwatson.co.uk)

## Offers

All offers should be submitted in writing to our Huntly office.

## LOCATION

This property is located approximately 2 miles from Dufftown which lies in the heart of the Malt Whisky country and is approximately half way between Aberdeen and Inverness and is a superb base from which to enjoy the host of activities and attractions that abound in Scotland's North East. From the Cairngorm National Park to the golden beaches of the Moray Coast, there are golfing and fishing, castles and distilleries. Explore the Castle Trail, the world's only Malt Whisky trail, and enjoy fabulous wildlife. Primary education is available at Dufftown with Secondary Schooling at Speyside High in Aberlour. The Town of Huntly lies approximately 12 miles from Dufftown and is the home of Clan Gordon and is renowned for Huntly Castle and the Gordon Schools. It has a range of sporting facilities, including shooting, fishing and an attractive Golf Course. From Huntly there are also rail and bus links to Aberdeen, Dyce Airport, Elgin and Inverness.

## DIRECTIONS

From Huntly take the A96 towards Keith and then onto the A920 for Dufftown. Follow the road for approximately 12 miles and the property is located on the right hand side, after entering Auchindoun.

### Reference: HUNTLY/MCD/D21

**FREE VALUATION** – We are pleased to offer a free and without obligation, valuation of your property.

Contact Property Department at any of our offices.

**These particulars do not constitute any part of an offer or contract. All statements contained therein, 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**

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