



**1 AUCHININNA  
SOUTH COTTAGES,  
FORTIE  
AB53 4JA**

**DETACHED TWO BEDROOM  
PROPERTY IN RURAL AREA**

**LOUNGE  
KITCHEN  
DINING ROOM  
BATHROOM  
TWO BEDROOMS**

**Council Tax Band Currently: B  
EPC Band: F**

**Viewing:** By contacting our  
Turriff office on 01888 562 245



**Offers around**

**£120,000**



**grantsmith**  
LAW PRACTICE





We are pleased to present for sale this detached, two-bedroom home in Fortrie. The property is close to the town of Turriff, which has local amenities and schools, and is situated in a quiet rural area about 12 miles from Huntly. Aberdeen is approximately a 45-minute drive from the property. The property benefits of uPVC double-glazing and has ample storage space throughout.

The property is in need of modernising, and would allow for the potential purchaser to put their own stamp onto the property. Viewing is essential in order to fully appreciate all this home has to offer inside and out.





## **ENTRANCE HALL**

Access to Lounge

## **LOUNGE**

**4.26 x 3.82m**

Spacious room which benefits from a feature fireplace with a slate hearth and an electric fire. Window overlooking the front garden. Fitted Carpet. Access to Dining Room.

## **KITCHEN**

**4.18 x 2.19m**

Fitted with ample wall and base units and cupboards for extra storage. Stainless steel sink and drainer. Tiled features.

## **DINING ROOM**

**3.53 x 2.72m**

Good sized room with a window looking out onto the garden, allowing in plenty of light. Potential to be turned into a third bedroom.

## **BATHROOM**

**2.42 x 1.55m**

Fitted with a three piece suite comprising of bath, W.C. and wash hand basin. Electric shower over the bath. Aqua paneling.

## **BEDROOM ONE**

**4.20 x 3.54m**

Good sized room. Bright and spacious. Window to the front providing for lovely open views of the country. Built in cupboards allowing for extra storage space. Fitted Carpet.

## **BEDROOM TWO**

**4.23 x 3.94m**

Good sized room. Bright and spacious. Window to the front providing for lovely open views of the country. Built in cupboards allowing for extra storage space. Fitted Carpet.

## **OUTSIDE**

Outside there is a particularly large garden, a shared driveway to the side of the property suitable for multiple vehicles. There is also a good sized garage and a range of garden sheds. The garden is mainly laid to lawn with a mature thick hedge border around the property to allow for extra privacy. The rear garden area is fully enclosed with fencing.

## **ADDITIONAL INFORMATION**

All carpets, curtains, blinds and light fittings to be included in the sale.

## **IMPORTANT INFORMATION**

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 must satisfy themselves by inspection or otherwise, as to the accuracy of each of the statements contained within these particulars.











