

# CORVICHEN HOUSE, HUNTLY, ABERDEENSHIRE, AB54 6JD



**OFFERS OVER**  
**£349,000**

**HOME REPORT**  
**VALUATION £360,000**

We are delighted to offer for sale this historic **DETACHED DWELLING HOUSE** located on the outskirts of Huntly with fine views across Aberdeenshire countryside. Corvichen House is set within a well maintained plot with large **Garage**. The property is ideal for family living with 5 Bedrooms and is served by oil fired central heating. Viewing is highly recommended to appreciate the beautiful location and spacious living accommodation within.



**MurdochMcMath&Mitchell**  
Solicitors & Estate Agents

Huntly is a long established and prosperous market town on the main A96 road approximately 39 miles from Aberdeen and 59 miles from Inverness. It is within easy commuting distance of Aberdeen, Inverness and Elgin and is on mainline rail and other public transport networks. Amenities include a Community Hospital, a choice of major Supermarkets and Sports and Leisure Facilities (including dining out, golf, fishing on the rivers Deveron and Bogie, bowling, cricket, football, swimming pool, skiing at the Nordic Ski Centre and many more). There is Primary and Secondary Education at the well regarded Gordon Schools. The town has a visible history with lovely traditional architecture, National Trust sites nearby and is a popular tourist centre during the summer months, giving easy access to the Grampians, Cairngorms, Royal Deeside, Strathdon and the Moray Firth.

**The Accommodation Comprises:**

Corvichen House is entered through a partially glazed door into the spacious **Hallway**. There is a door to the Master Bedroom, Sitting Room, stairs to the Upper Floor and door through to the Rear Hallway. Radiator. Coat hooks. Dado rail.





### **Sitting Room – Measuring 4.88m by 4.17m or thereby**

The Sitting Room has a window to the front with views across the countryside and window to the side. There is an open fire with stone hearth and wooden mantle. Built in cupboard with shelves and meter box. Large Radiator. Chandelier. Door leads through to the Rear Hallway. The Sitting Room has wooden shutters on the windows.



## **Rear Hallway**

The Rear Hallway leads through to further accommodation. There are two built in cupboards. The first is under the staircase providing ample storage space. The second is shelved. There is a second staircase leading to two further Bedrooms.

## **Shower Room with Bath – Measuring 3.59m by 2.98m or thereby**

Modern Shower Room with free standing Bath. There is a shower with tiling and lighting. W.C. Wash hand basin with mixer tap set within a vanity unit providing storage. Large heated towel rail. Window to the side. Tiled flooring. Tiled to dado height. There is electric underfloor heating.





**Dining Kitchen – Measuring 4.58m by 4.12m or thereby**

The impressive Dining Kitchen has windows to either side. Ample wall and base units with an integrated dishwasher. Double butler style sink with mixer tap. Large Range Cooker with tiling behind. Radiator. The Dining Kitchen leads through to the Living Room.



**Living Room – Measuring 5.52m by 3.67m or thereby**

The Living Room has windows to either side. Electric fire. Hatch to a loft space which is floored. Two radiators.





### **Rear Vestibule – Measuring 3.44m by 1.26m or thereby**

Leading from a door in the Rear Hallway is the Rear Vestibule and Utility Room. The Rear Vestibule has a door leading to the Rear Garden. Window to the rear. There are built in cupboards with hanging rails and sliding doors providing ample storage space.



### **Utility Room – Measuring 3.20m by 1.54m or thereby**

Leading from the Rear Vestibule is the Utility Room. There is a window to the rear. Hatch to loft space. Base units with stainless steel sink with mixer tap and drainer. Space for appliances. Combi boiler.



**Master Bedroom – 5.06m by 4.12m or thereby**

Spacious Master Bedroom with a window to the side and to the front. Fitted wardrobes. Built in cupboard with shelves. Wooden Shutters on the windows. Radiator.





## Upstairs

The carpeted staircase leads to the Upper Floor Landing. Velux window.



## Bedroom Two – Measuring 5.01m by 4.24m or thereby

Large double bedroom with a window to the front with views across the countryside. Velux window to the rear. There are built in wardrobes with drawers and a desk. Radiator. There is a door to the “Jack and Jill” Shower Room.



**Jack and Jill Shower Room – Measuring 2.30m by 1.81m or thereby**

The Shower Room comprises: Shower cubicle with tiles, W.C. and wash hand basin with cupboard below. Heated towel rail. Hatch to loft space. Extractor fan. There are two doors leading to Bedroom Two and Bedroom Three.



**Bedroom Three – Measuring 5.06m by 4.21m or thereby**

Large double bedroom with a window to the front with views across the countryside. Velux window to the rear. There are built in wardrobes with drawers and a desk. Radiator. There is a door to the “Jack and Jill” Shower Room.





There is a second staircase leading from the Rear Hallway to a Landing. Velux window. There are two doors at the top of the Landing leading to two Bedrooms.



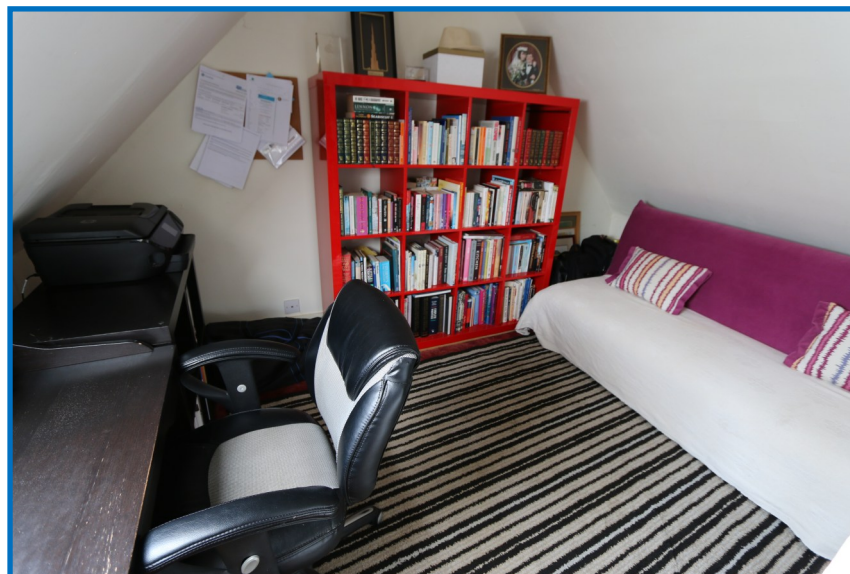
#### **Bedroom Four – Measuring 3.83m by 3.61m or thereby**

This Bedroom has coombed ceilings with a Velux window. Radiator.



#### **Bedroom Five / Office – Measuring 3.80m by 2.95m or thereby**

This room is currently used as an Office. Velux window. Radiator.





## Outside

Corvichen House is set within a large plot. There is a driveway leading from the road round the front of the property to the rear as well as another driveway leading from the road at the side of the property. There is a large **Garage** with water tap and electricity. There is lawn leading from the front garden round either side of the property. There is a decking area ideal for outdoor entertaining. Steps lead to a large area of lawn with path leading to the Rotary Clothes Dryer. At the rear of the Garage is the oil tank and LPG Gas Connection.





## **FEATURES**

- **DETACHED DWELLING HOUSE**
- **FIVE BEDROOMS**
- **IDEAL FOR FAMILY LIVING**
- **SET WITHIN BEAUTIFUL GARDEN GROUNDS AND COUNTRY SETTING**
- **GARAGE WITH WATER AND ELECTRICITY**
- **LARGE DRIVEWAY PROVIDING AMPLE OFF STREET PARKING**
- **VIEWING HIGHLY RECOMMENDED**

**Viewing:** By Arrangement with subscribers

**Price Guide:** Offers Over £349,000

**Entry:** By Mutual Arrangement



While the foregoing particulars are believed to be correct they are not guaranteed (and the measurements are for guidance only) and prospective offerers should satisfy themselves on all aspects concerning the subjects before offering. The Subscribers, as Agents for the Seller, may fix a closing date for offers in respect of which they will notify all parties who have noted an interest with the Subscribers. The Seller reserves the right to accept any offer prior to such closing date and no responsibility will be accepted for expenses incurred by prospective purchasers in the event that the property is previously sold let or withdrawn. The photographs appearing in this Schedule obviously show only certain parts and aspects of the property, which may have changed since taken. It should not be assumed that the property remains as displayed and no assumption should be made in respect of those parts, which are not shown in the photographs.

**E. & O.E.**

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