

## CHAMAREL, 59 MAIN STREET, RHYNIE, BY HUNTLY, AB54 4HB



Chamarel is a **WELL LOCATED FAMILY DWELLING HOUSE** which has spacious accommodation on two floors and enjoys a location on the outskirts of the small picturesque Village of Rhynie in rural Aberdeenshire. The property is set in its own grounds and has off street parking to the front and a substantial rear garden with fabulous views across the open fields to the Tap o' Noth Hill. Viewing is recommended to appreciate the fine location and well designed interior.

**OFFERS OVER £245,000**

**HOME REPORT VALUATION £245,000**



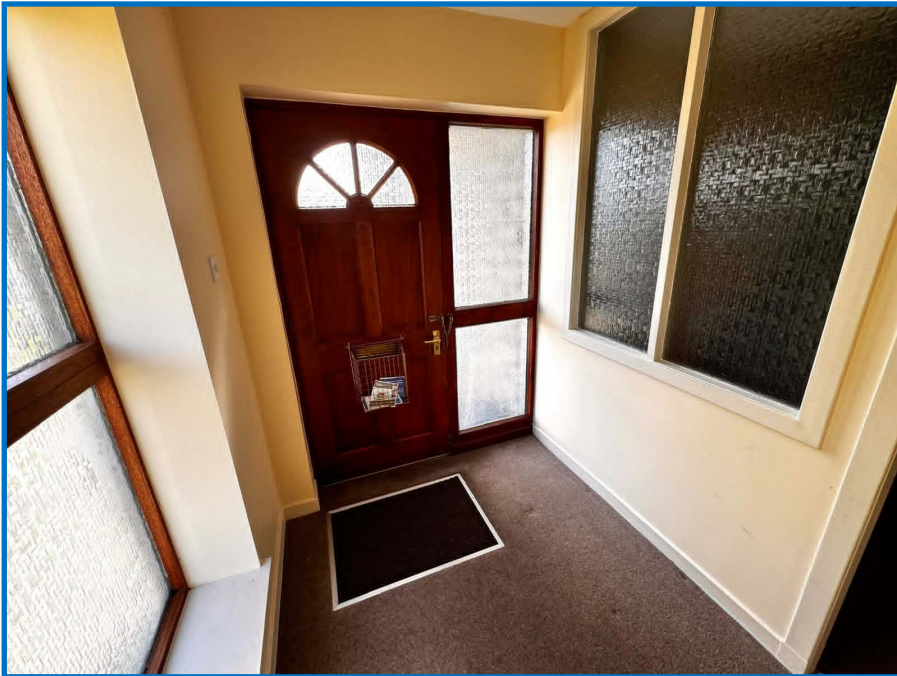
**MurdochMcMath&Mitchell**  
Solicitors & Estate Agents

Rhynie is located approximately 9 miles from Huntly which is the nearest Town. It enjoys the usual facilities befitting a rural Village including Primary School, Church, Shop and Doctor's Surgery. The market town of Huntly provides a wider range of recreational facilities, shops and amenities and is on the main A96 road approximately 39 miles from Aberdeen and 59 miles from Inverness. The town is within easy commuting distance of Aberdeen and is a popular tourist centre during the summer months giving easy access to the Grampians, Cairngorms, Royal Deeside, Strathdon and the Moray Firth. There are a wide range of Shops, Educational Establishments, Churches, Hospital and Sports Facilities (including golf, fishing on the rivers Deveron and Bogie, bowling, cricket, and many more.)

**The Accommodation Comprises:**

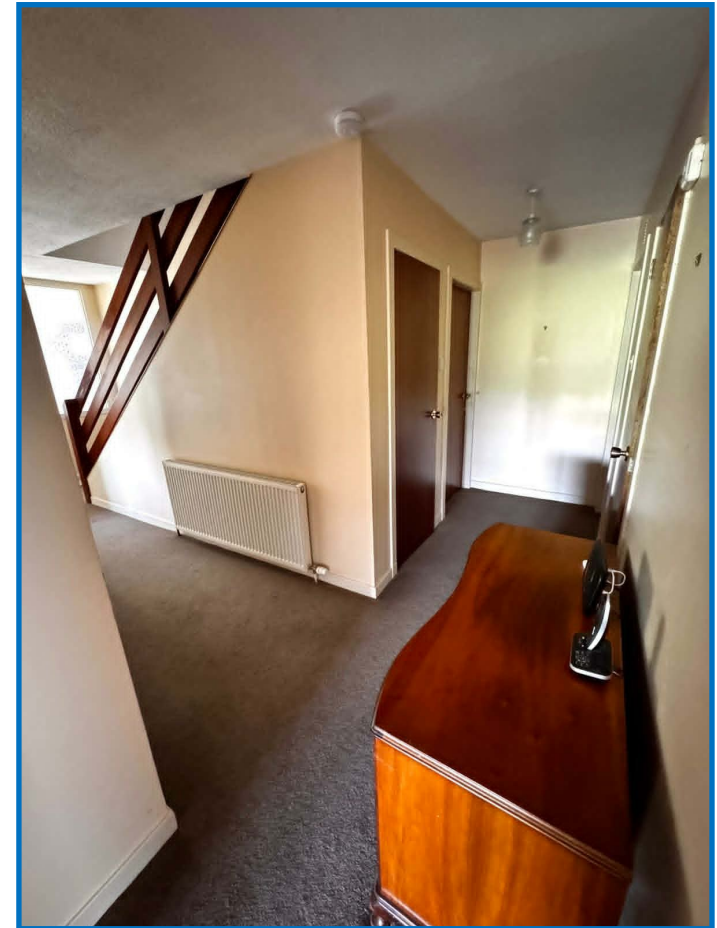
**Vestibule – Measuring 2.52m by 1.67m or thereby**

The property is entered through the front door with a glazed side panel. Matwell. Windows to the side of the property and internal glazing. A partially glazed doorway leads through into the Hallway.



**Hallway**

The Hallway has a large cupboard with shelving. There is a further cloak cupboard and an under stair walk in cupboard with shelving. A modern stairway leads to the Upper Floor.



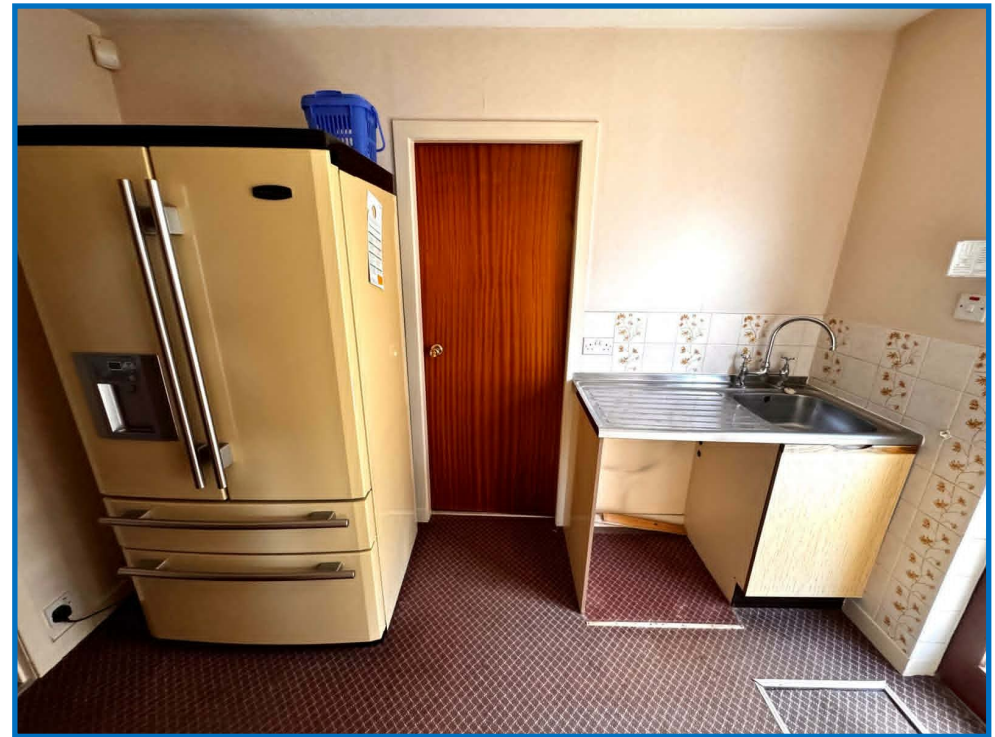
**Living Room – Measuring 5.30m by 4.25m or thereby**

The spacious Living Room has a Fyfe Stone fireplace currently housing an electric fire. Marble effect hearth and wooden mantle. Two display ledges are situated to either side of the fireplace. Radiator.



**Dining Room – Measuring 6.67m by 3.01m or thereby**

The Dining Room has windows to the rear and side. Amazing views to the Tap o' Noth Hill in the distance. There are radiators.



**Utility Room – Measuring 3.24m by 1.86m or thereby**

The Utility Room is located off the Hallway. There is a side door leading outside which is partially glazed. Matwell. Utility Room unit comprising stainless steel sink and drainer. Space for appliances. Radiator.

Located to the other side of the Utility Room is a downstairs Shower Room.

**Shower Room – Measuring 2.62m by 1.59m or thereby**

There is a small window. Mirrored medicine cabinet. Radiator. The Shower Room has a W.C., wash hand basin with mirror above and a separate shower cubicle with tiling.

**Dining Kitchen – Measuring 4.17m by 3.23m or thereby**

The Dining Kitchen has a full range of wall and base units. There are windows to the side and rear of the property. Radiator. Space for appliances. Strip light. The dishwasher, oven and hob are included in the sale. Stainless steel sink with drainer and mixer tap.



**Bedroom One – Measuring 4.20m by 3.27m or thereby**

It has two fully fitted wardrobes and a window to the side. Radiator. Strip light.



**Bedroom Two (to right) – Measuring 2.98m by 4.48m or thereby**

There are two large fitted wardrobes with sliding doors and a window to the side. Radiator.



**Upper Floor**

The Upper Floor is reached by the modern stairway. There is a large landing on the Upper Floor which has large fitted wardrobes with sliding doors. Radiator. Hatch to Loft. Large walk in cupboard.



**Bedroom Three – Measuring 4.22m by 3.30m or thereby**

Window to the rear. Radiator. Two large fitted wardrobes with sliding doors.



**Bathroom – Measuring 3.51m by 2.69m or thereby**

The Bathroom comprises: bath with a shower attachment, tiled surround, handrail, wash hand basin, radiator, window, bidet, W.C. There are the usual bathroom fittings.



**Bedroom Four – Measuring 4.17m by 5.78m or thereby**

There is a large fitted walk in cupboard with a large amount of shelving and combed ceiling. This area measures 4.79 by 1.72m or thereby (at widest points). There is a further cupboard measuring 1.34m by 2.01m at widest points or thereby which may be used as a workstation.



## Outside

The property overlooks Main Street. There is a large area of chipped stones for off street parking at the front of the property which is surrounded by flower and mature shrub borders. To either side of the property there are paths leading to the rear of the house. There is a water tap.

There is a large area of garden ground to the rear. Rotary Clothes Drier. There are amazing views of the Tap o' Noth Hill and ample patio areas for summer dining. These provide space to admire the beautiful open outlook over the fields to the Tap o' Noth Hill beyond. There is a separate area for bins and the oil tank.



## **FEATURES**

- **FAMILY DWELLING HOUSE WITH FOUR BED-ROOMS**
- **SPACIOUS ACCOMMODATION ON TWO FLOORS**
- **LARGE AMOUNT OF STORAGE ON BOTH FLOORS WHICH HAS BEEN THOUGHTFULLY DESIGNED**
- **LARGE REAR GARDEN WITH FINES VIEWS TO TAP O' NOTH OVER OPEN FIELDS**
- **OFF STREET PARKING AVAILABLE TO FRONT OF PROPERTY**
- **THE PROPERTY IS "SOLD AS SEEN"**
- **OIL FIRED CENTRAL HEATING**
- **EXCELLENT LOCATION ON THE OUTSKIRTS OF THE PICTURESQUE VILLAGE OF RHYNIE**

**Viewing:** By Arrangement with subscribers

**Price Guide:** Offers Over £245,000

**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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