

THE MAINS, 1A LANG STRACHT, ALFORD, ABERDEENSHIRE, AB33 8AW



OFFERS OVER
£250,000
HOME REPORT
VALUATION
£250,000



MurdochMcMath&Mitchell
Solicitors & Estate Agents

We are delighted to offer for sale this **DETACHED BUNGALOW** beautifully located within the Village of Alford. The property comprises three double Bedrooms – one with En-suite, Living Room with Dining Area, Study, Kitchen, Utility Room and Bathroom. There is a large rear garden with two sheds. There is a Single Garage with ample off street parking. Viewing is highly recommended to appreciate the spacious living accommodation and wonderful location.

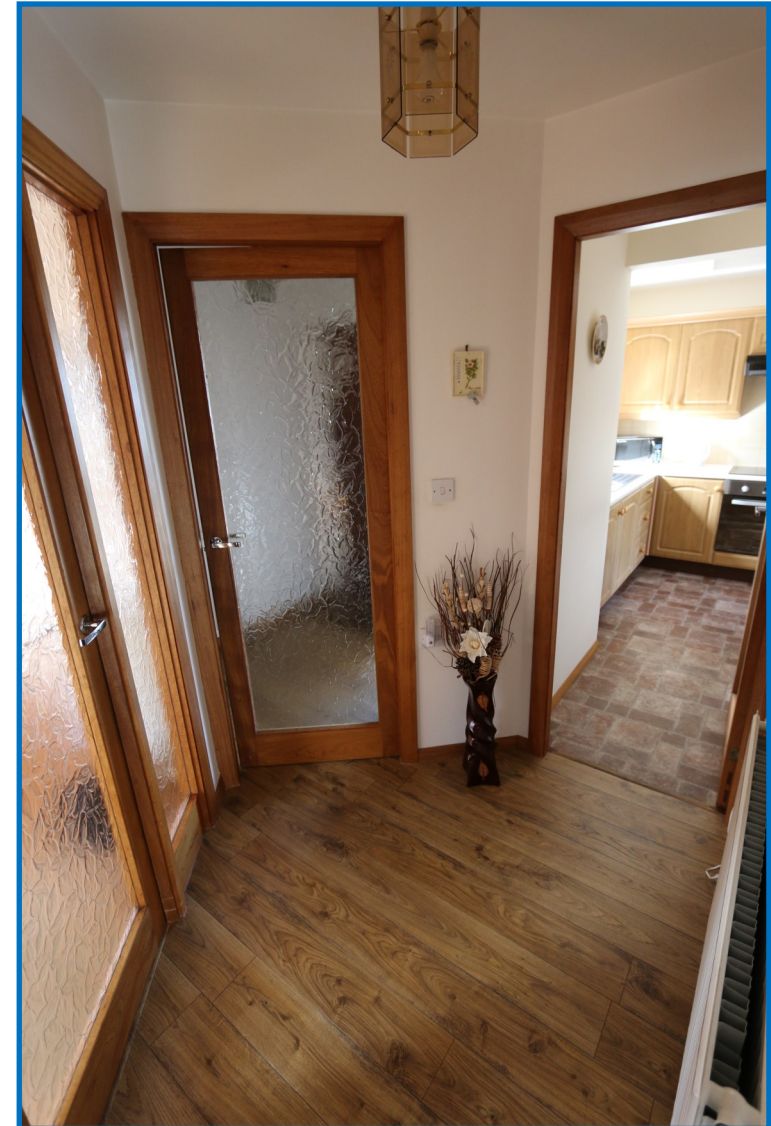
Alford is located in the heart of rural Aberdeenshire situated approximately 26 miles from Aberdeen and is within easy driving distance of Inverurie, Westhill and Banchory. A short drive from Alford is Craigievar Castle and Kildrummy Castle and within Alford itself there is the Heritage Centre, Alford Valley Railway, Grampian Transport Museum and the Haughton Country Park. Alford has a Health Centre, Community Campus providing Nursery, Primary and Secondary schooling, Swimming Pool, Community Library, Golf Club, a Dry Ski Slope together with a good range of shops.

The Accommodation Comprises:

The property is entered through a doorway with glass side panel which leads into the spacious Entrance Hallway. There is a large built in cupboard with shelf. Radiator. Matwell. Coat hooks. There is a glazed door leading into the Hallway.

Hallway

The Hallway has doors leading to all further accommodation. There is a built in cupboard with shelves. Hatch to the loft. Two radiators.



Living Room – Measuring 5.78m by 5.39m or thereby

Large, light and airy Living Room with a Dining Area to the side. Bay window to the front and two further windows to either side. Stone fireplace with wooden mantle and electric fire. Two radiators.



Kitchen – Measuring 3.44m by 3.29m or thereby

A glazed door leads into the Kitchen which has ample wall and base units with stainless steel sink and mixer tap. There is an integrated oven with hob and extractor above. Space for appliance. Strip light. Tiling above the worktops. A door leads through into the Utility Room.



Utility Room – Measuring 1.98m by 1.62m or thereby

Space for appliances. Wall units and a base unit. Stainless steel sink with mixer tap. Tiling above the worktops. Door leading to the rear garden.



Bedroom One with En-Suite – Measuring 3.88m by 2.57m or thereby

Spacious double Bedroom with a window to the side. Double wardrobe with mirrored sliding doors, hanging rail and shelf. Radiator. **En-Suite – Measuring 1.71m by 1.12m or thereby.** The En-Suite comprises a shower cubicle with shower above, pedestal wash hand basin and W.C. Dimplex fan. Radiator.



Bedroom Two – Measuring 4.43m by 2.56m or thereby

Double Bedroom with a window overlooking the Rear Garden. Double wardrobe with mirrored sliding doors, hanging rail and shelf. Radiator.



Study – Measuring 2.85m by 1.71m or thereby

The Study has a window to the side. Large built in cupboard with hanging rail and shelf. Electric panel heater.



Bedroom Three – Measuring 3.80m by 2.74m or thereby

Double Bedroom with a window overlooking the Rear Garden. Double wardrobe with mirrored sliding doors, hanging rail and shelf. Radiator.



Bathroom – Measuring 2.20m by 1.70m or thereby

Three piece coloured Bathroom Suite comprising a bath with shower above, pedestal wash hand basin and W.C. Window to the side. Radiator. Usual Bathroom fittings.



Front Garden

There is a large driveway providing ample space for parking several vehicles . Area of chipped stones to the side. Mature flower beds with shrubs to the front and side. Single Garage which houses the boiler and has a water tap. The Oil Tank is located to the side. A path leads from the side to the Rear Garden.



Rear Garden

Large Rear Garden with two sheds. Large area of lawn with smaller area of chipped stones. Rotary Clothes Drier.



FEATURES

- **DETACHED BUNGALOW**
- **THREE SPACIOUS BEDROOMS – ONE WITH EN-SUITE**
- **SINGLE GARAGE AND OFF STREET PARKING**
- **LARGE REAR GARDEN WITH TWO SHEDS**
- **OIL FIRED CENTRAL HEATING**
- **VIEWING HIGHLY RECOMMENDED**

Viewing: By Arrangement with subscribers

Price Guide: Offers Over £250,000

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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