

# LITTLE SHANQUHAR CROFT, GARTLY, HUNTLY, AB54 4RN



**OFFERS AROUND**

**£140,000**

**HOME REPORT**  
**VALUATION £140,000**



**MurdochMcMath&Mitchell**  
Solicitors & Estate Agents

We are pleased to offer for sale this **RURAL DETACHED COTTAGE WITH ATTIC** by Gartly, Huntly. The property is in a beautiful location with woodland surrounding the property. Little Shanquhar Croft requires refurbishment throughout however it is set within a large plot. The property has two Bedrooms and an Attic Room. Viewing is highly recommended to appreciate the potential and beautiful location in the Aberdeenshire Countryside.

Little Shanquhar Croft is approximately 3 miles from the village of Gartly and approximately 5 miles from the Town of Huntly. 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:**

Little Shanquhar Croft is entered through a partially glazed door into the **Rear Vestibule measuring 2.72m by 1.57m or thereby.** There are windows to one side and a door leading into the Living Room.



**Living Room – Measuring 4.81m by 4.03m or thereby**

The Living Room has a window to the rear. There is a door leading to the Entrance Porch. Staircase leading to the Attic Floor. Large radiator. There is shelving dividing the Living Room and Dining Kitchen.



### Dining Kitchen – Measuring 4.01m by 3.52m or thereby

There are two steps leading from the Living Room into the Dining Kitchen which has base units. There is a window to the front with views across the countryside. Large fireplace with electric stove. Stainless steel sink with taps. Space for appliances. Small window to the side. Storage below the worktops.



### **Dining Room – Measuring 4.02m by 2.91m or thereby**

The Dining Room is entered through a doorway from the Living Room. There is a large window to the front. Radiator. Wooden panels on one wall. A doorway leads to the Rear Hallway which leads to Bedroom One, Bathroom and Outbuilding.

### **Entrance Porch – Measuring 2.79m by 2.13m or thereby**

Two steps lead from the Living Room down into the Entrance Porch. Windows to the front and side. Door leading to the front of the property. Coathooks.



**Bedroom One – Measuring 3.39m by 3.01m or thereby**

There is a large window to the side. Wardrobe with shelves and rails. Built in cupboard. Radiator.



**Bathroom – Measuring 2.14m by 2.02m or thereby**

The Bathroom has a window to the side Pedestal wash hand basin, W.C., and bath with shower screens. Tiling.



### **Outbuilding / Old Steading**

There is a door leading from the Rear Hallway into the Outbuilding / Old Steading which has electricity and lighting.

### **Attic Landing**

A wooden staircase leads from the Living Room up to the Attic Landing. There are doors either side leading to the Attic Bedroom and Attic Boxroom. Velux window. Coombed ceilings.



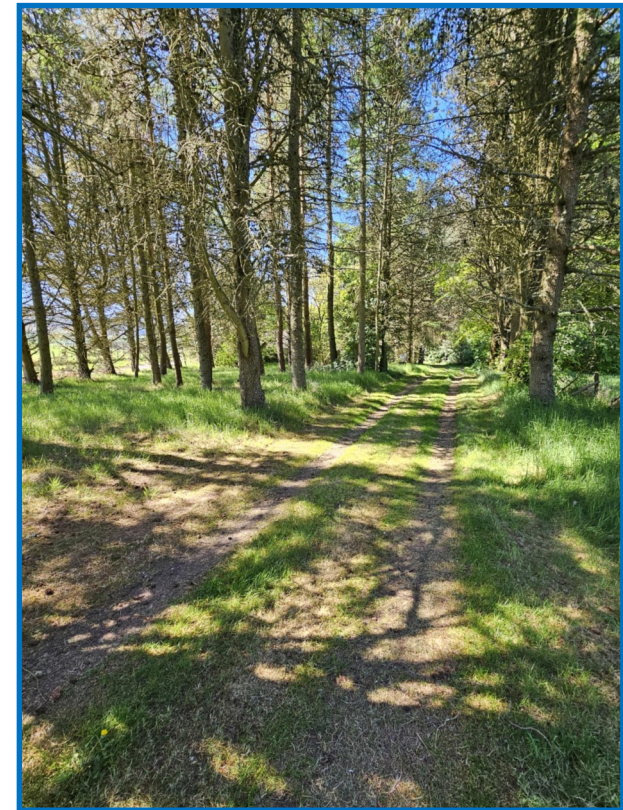
### **Attic Bedroom – Measuring 3.20m by 3.07m or thereby**

The Attic Bedroom has a velux window to the front. Television and Telephone point. Radiator. Coombed ceilings.



### **Attic Boxroom – Measuring 3.24m by 1.92m or thereby**

There is a velux window to the front. Radiator. There is access to the remaining roof space from this room.



### **Outside**

Little Shanquhar Croft is set within a large plot. Access to the property is from the Old Millitary Road between the A96 and Gartly. There is a wooden gate with track leading down to the property. There is ample parking for vehicles. Oil tank. Wooden shed houses the water pump and filtration system. . Areas of woodland and wild flowers. There is a covered storage area at the rear of the property with path leading through to the rear of the house. There is a large outbuilding attached to the house with potential to be renovated. This would be conditional upon application to Aberdeenshire Council for Planning Permission and Buildings Warrant. Investigations with the relevant Authorities should be undertaken as NO GUARANTEES / WARRANTIES can be given as to whether or not any Permissions would be granted.



## **FEATURES**

- **DETACHED COTTAGE WITH ATTIC**
- **TWO BEDROOMS**
- **SET WITHIN A LARGE PLOT**
- **BEAUTIFUL COUNTRYSIDE VIEWS**
- **POTENTIAL RENOVATIONS ARE SUBJECT TO ALL LOCAL AUTHORITY CONSENTS AND APPROVALS. NO WARRANTIES/ GUARANTEES GIVEN**
- **VIEWING HIGHLY RECOMMENDED**

**Viewing:** By Arrangement with subscribers

**Price Guide:** Offers Around £140,000

**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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