

## 2 SOUTH ROAD, RHYNIE, HUNTLY, ABERDEENSHIRE AB54 4GA



**OFFERS OVER £249,000**  
**HOME REPORT**  
**VALUATION £255,000**

We are pleased to offer for sale this **SUBSTANTIAL DETACHED TWO STOREY VILLA** which is well located in the picturesque Village of Rhynie overlooking the Town Square and with views from the Upper Floor to the landmark Tap O' Noth Hill. The property offers substantial accommodation and would make an ideal **FAMILY HOME**. To the rear is a large patio area with several outbuildings and a further garden which is laid out with interesting stone features, a small pond and a tremendous selection of trees, plants and shrubs. The garden is a haven for wildlife and will appeal to nature lovers.



**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:**

The front door (which is partially glazed) and has a glazed side panel leads into the Kitchen / Dining Room. There is a radiator and matwell in the Vestibule area and stairs lead to the Upper Floor. A 15-pane glazed door leads into the Lounge.

The carpeted **Lounge – Measures 3.71m by 5.59m or thereby.** Its central feature is a wood burning stove located within a recess. There is an alcove to the side for storing logs. Selection of chandeliers and windows to the front and side. There is a further door (which is presently closed off) with a glazed window which leads to the Rear Gar-

den.



**Kitchen / Dining Room – Measures 5.40m by 6.53m or thereby**

This spacious Family area has windows to the front and rear providing ample natural light. The Kitchen section comprises a wide selection of wall and base units with a variety of integral units including a dishwasher. There is a sink and drainer with mixer tap. Modern wood effect floor. An appealing feature is the wood burning stove with a side alcove for storing logs. Small radiator. In the Kitchen there is a double oven and hob with an extractor hood. Modern work surfaces and overhead spotlighting.





A corridor leads through to a **Public Room – Measures 4.68m by 2.80m or thereby** which could be used as bedroom. There are two windows to South Road. Radiator. Alcove with shelving.



**Shower Room – Measures 1.80m by 1.71m or thereby**

This convenient Shower Room has tiled walls. Large “rain forest” shower, a wash hand basin and W.C. There is a mirrored medicine cabinet and overhead spotlighting. Extractor fan.



### Utility Room – Measures 2.79m by 2.67m or thereby

The Utility Room has a partially glazed door leading to the Rear Garden. Radiator. There is a washing machine and tumble dryer. Selection of wall and base units. Overhead spotlights. Dado rail.



### Upper Floor

The carpeted stairway leads to the Upper Floor where there are windows to the rear garden. Attractive Landing with all rooms leading off. Radiators. Hatch to the loft.





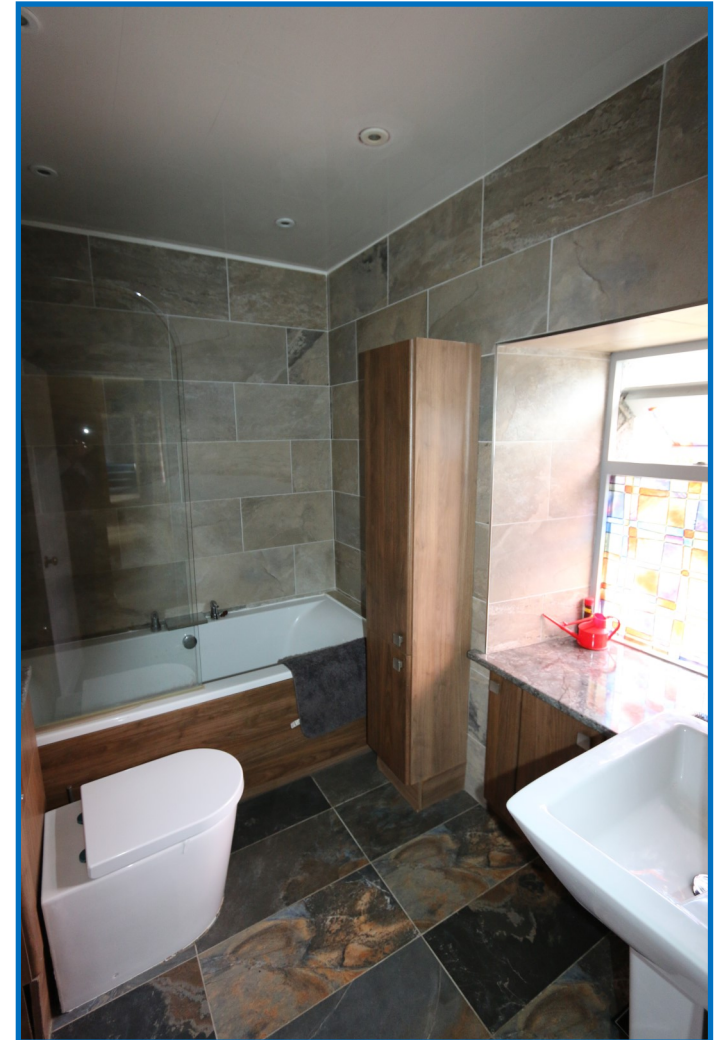
**Bedroom One – Measures 3.67m by 3.77m or thereby**

Window to the front with marvellous views across Rhynie Square to the Tap O' Noth Hill. Double wardrobe with sliding mirrored doors. Alcove with shelving.



**Bathroom – Measures 2.46m by 1.74m or thereby**

Stained glass window. Bath with “Mira” shower and splash-back. W.C. Pedestal style wash hand basin. Overhead spot-lighting. Attractive modern storage cupboards and full length heated towel rail.



**Bedroom Two – Measures 3.36m by 4.28m or thereby**

Window to the front with views to the Tap O' Noth Hill. Radiator.



**Bedroom Three – Measures 4.26m by 3.21m or thereby**

Window to front with partial view to the Tap O' Noth Hill. Alcove with shelving. Double wardrobe with sliding mirrored doors. Radiator.





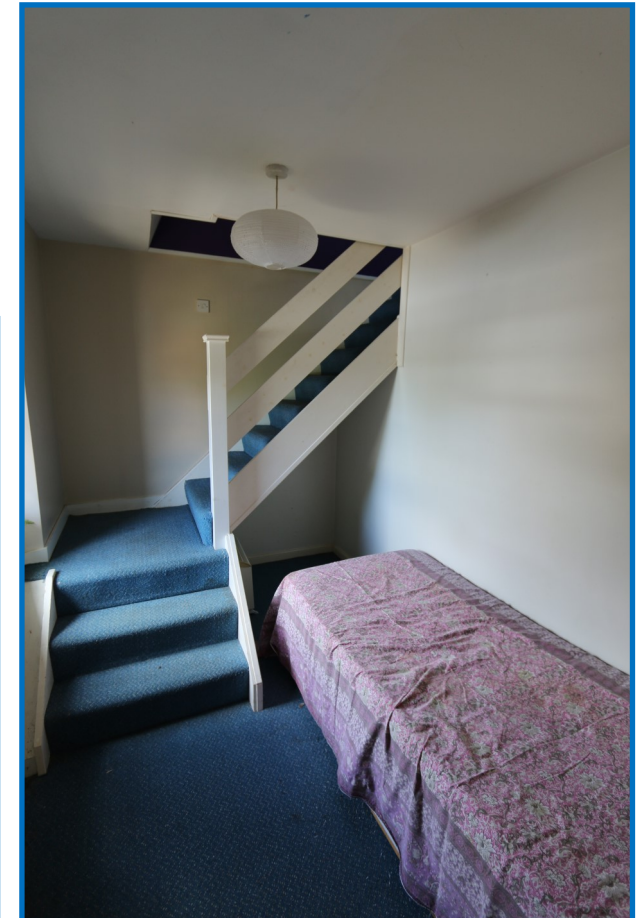
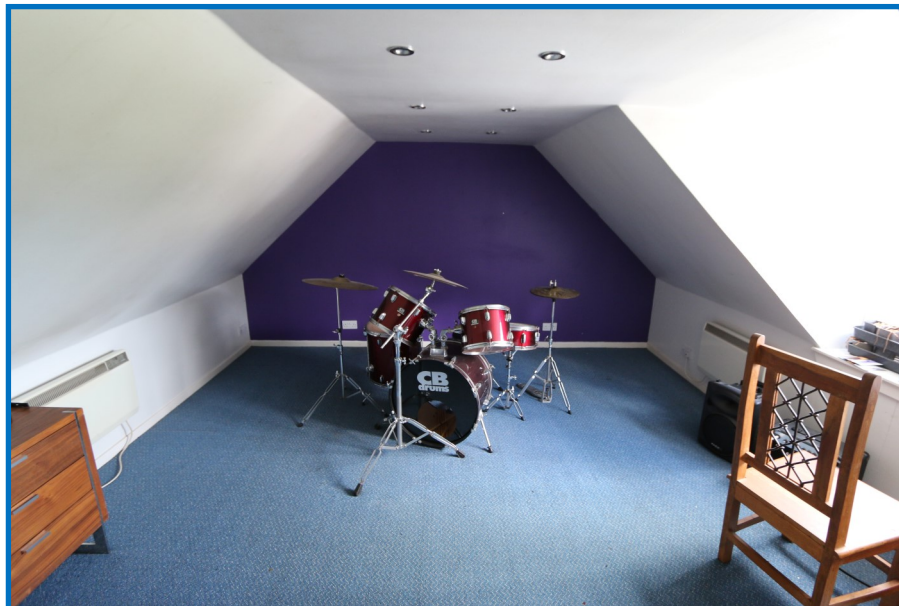
**Bedroom Four – Measures 4.68m by 3.64m or thereby**

This large Bedroom has views to the hills. Radiator. Double wardrobe with shelf and hanging rail.



At the end of the Landing a door leads into a separate area with stairs leading to an **Attic Room**. Under stair storage area. Window to the rear.

**Attic Room – Measures 4.64m by 4.13m or thereby** – This spacious room has a coombed ceiling with a window to the rear garden.. Electric panel heater. Overhead spotlighting.





## Outside

There is a small side entrance to the property which leads round into the enclosed **REAR GARDEN**. Steps lead up to a patio area where there is landscaping. **OUTBUILDINGS** – one of the outbuildings comprises a Workshop with work bench. There is a further **WORKSHOP** with “up and over” doors, strip lighting and miscellaneous units and benches. A gateway leads through into a large extensive wildlife garden which is laid out with a wide selection of plants, shrubs and trees. There is a large lawn, greenhouse and raised beds. A large variety of wildlife enjoys this beautiful habitat. A pond and pathways create a delightful atmosphere.





## **FEATURES**

- **DETACHED FAMILY DWELLING**
- **FOUR / FIVE BEDROOMS**
- **EXCELLENT LOCATION JUST OFF THE TOWN SQUARE IN RHYNIE**
- **UPPER FLOOR VIEWS TO THE TAP O' NOTH HILL**
- **EXTENSIVE PATIO AREA WITH WORKSHOPS**
- **LARGE WILDLIFE GARDEN TO THE REAR**
- **SPACIOUS ACCOMMODATION INTERNALLY**
- **DOUBLE GLAZING**
- **OIL FIRED CENTRAL HEATING**

**Viewing:** By Arrangement with subscribers

**Price Guide:** Offers Over £249,000

**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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