

# FAIRVIEW, MAIN STREET, RHYNIE, AB54 4HB



**OFFERS OVER**  
**£220,000**  
**HOME REPORT**  
**VALUATION**  
**£220,000**



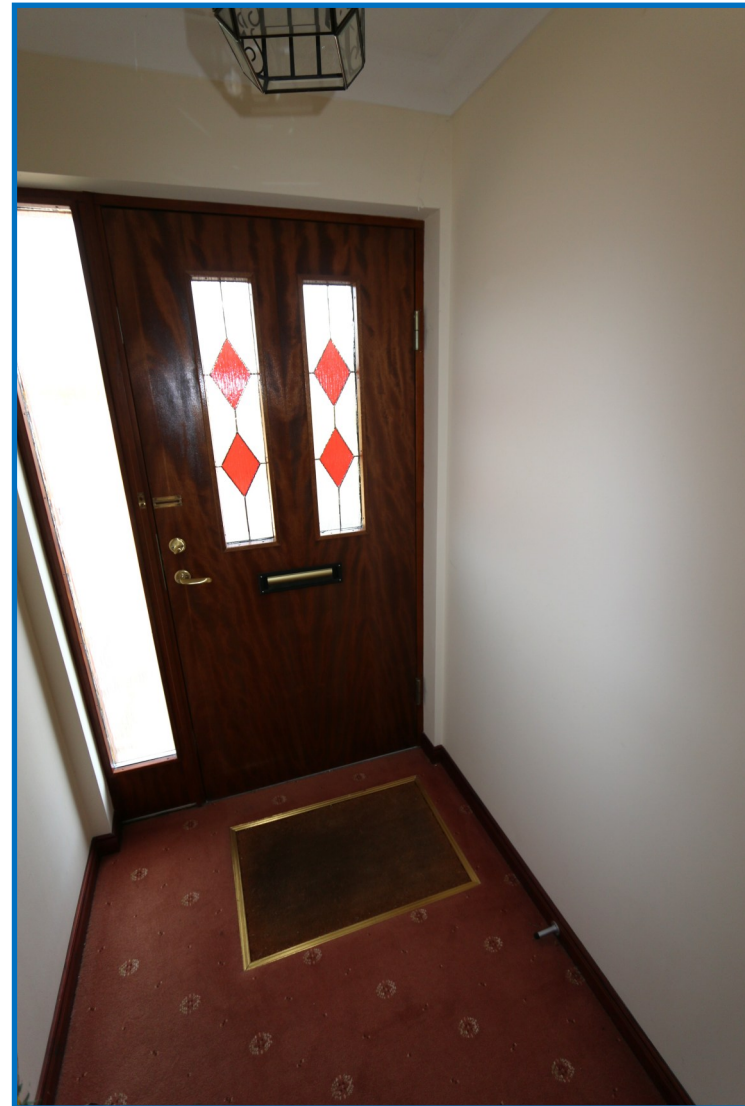
**MurdochMcMath&Mitchell**  
Solicitors & Estate Agents

We are delighted to offer for sale this **TWO BEDROOM DETACHED BUNGALOW** in the Village of Rhynie. Fairview comprises: two Bedrooms, Living Room, Bathroom with separate shower, Dining Kitchen, Sun Lounge, Utility Room, Rear Hallway and Shower Room. There is a integral Single Garage with a roller door. Large driveway providing off street parking. Viewing is highly recommended to appreciate the accommodation within and location with views of the Tap O' Noth.

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:**

Fairview is entered through a partially glazed door with glazed side panel into the **Entrance Vestibule**. A glazed door with glazed side panel leads through into the **Hallway**.



## Hallway

The Hallway has doors leading to further accommodation. There are two large cupboards, one housing the water tank. Two radiators. Hatch to the Loft. The Loft is partially floored. There are two windows, one to the front and one to the rear. The property has been designed so, if required, the Loft could be converted to two or three bedrooms. 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.



**Living Room – Measuring 5.05m by 3.59m or thereby**

A glazed door leads into the Living Room which has a window to the front. There is a fireplace incorporating inset stove with wooden surround. Radiator.



**Dining Kitchen – Measuring 3.16m by 4.08m or thereby**

The Kitchen has a wide selection of wall and base units with space for appliances. One and a half bowl stainless steel sink with mixer tap and drainer. Integrated oven with grill above. Hob with extractor hood above. Window overlooking the rear garden. Ample space for a dining table. Two radiators. There is a large built in cupboard. Door leading through to the Utility Room. Double glazed doors lead into the Sun Lounge.



**Sun Lounge – Measuring 3.73m by 3.14m or thereby**

The Sun Lounge has double doors leading to a patio area. Beautiful views across the countryside and Tap O' Noth.



**Utility Room – Measuring 2.97m by 1.77m or thereby**

Wall and base units with stainless steel sink with mixer tap and drainer. Space for appliances. Radiator. There is a door leading into the Garage, a door to the Shower Room and a door outside.



**Shower Room – Measuring 1.87m by 1.77m or thereby**

The Shower Room comprises: shower with wet wall panels, W.C and wash hand basin with vanity unit below. Heated towel rail. Tiled to dado height. Window to the rear.



**Bedroom One – Measuring 3.25m by 3.05m or thereby**

There is a window to the front. Built in wardrobe with double mirrored sliding doors. Radiator.



**Bedroom Two – Measuring 4.08m by 3.26m or thereby**

There is a window to the rear. Built in wardrobe with double mirrored sliding doors. Radiator.



**Bathroom with Shower – Measuring 3.06m by 2.50m or thereby**

The Bathroom comprises: bath, shower with tiling, W.C., and wash hand basin with cupboard below. There is tiling to dado height. Window to the side. Radiator.





## Outside

Fairview has a large driveway suitable for parking several vehicles. There is an area of chipped stones to one side with mature shrubs. A path leads up the side of the property to the Rear Garden.

The Rear Garden is mainly laid with lawn. There is a patio area ideal for outdoor entertaining with beautiful views of the countryside and the Tap O' Noth. Oil Tank. There is a timber shed at the rear and mature shrubs. Outside water tap. Rotary clothes drier.



## **FEATURES**

- **DETACHED BUNGALOW**
- **TWO BEDROOMS**
- **OIL FIRED CENTRAL HEATING**
- **LOFT CONVERSION - SUBJECT TO ALL LOCAL AUTHORITY CONSENTS AND APPROVALS. NO WARRANTIES/GUARANTEES GIVEN**
- **SINGLE GARAGE**
- **OFF STREET PARKING**
- **BEAUTIFUL VIEWS OF THE TAP O' NOTH**
- **VIEWING HIGHLY RECOMMENDED**



**Viewing:** By Arrangement with subscribers

**Price Guide:** Offers Over £220,000

**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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