



UPPER KIRKTON FARMHOUSE, BARTHOL CHAPEL, INVERURIE AB51 8TA

DETACHED FOUR BEDROOM
PROPERTY SET IN A
RURAL LOCATION

- ENTRANCE HALL
- OPEN PLAN DINING KITCHEN /
FAMILY AREA
- LOUNGE
- UTILITY ROOM
- SHOWER ROOM
- FOUR BEDROOMS
- STUDY
- OIL FIRED HEATING
- DOUBLE GLAZING

VIEWING: By contacting our Turriff office
on 01888 562 245, or the Seller directly
on 07919595994 (weekends only)



Offers over
£265,000


grantsmith
LAW PRACTICE

UPPER KIRKTON FARMHOUSE, BARTHOL CHAPEL

We are pleased to offer this spacious four-bedroom detached home nestled within a beautiful rural setting. Situated just outside the village of Barthol Chapel, approximately 25 miles northwest of Aberdeen city centre, residents can enjoy the peaceful countryside while having access to essential amenities in Aberdeen or the nearby town of Inverurie.

Spread across two floors, the ground level comprises on the Ground Floor; an inviting open-plan dining kitchen/family area, lounge, utility room, shower room, and two bedrooms. On the First Floor; features two double bedrooms and a study. Boasting double-glazing, oil central heating, and ample storage throughout, this property offers comfort and convenience.

The property is decorated in neutral tones throughout, providing purchasers with the opportunity to personalise and tailor the space to their own tastes and preferences. Viewing is highly recommended to fully appreciate all the features and potential this property has to offer.

ENTRANCE HALL

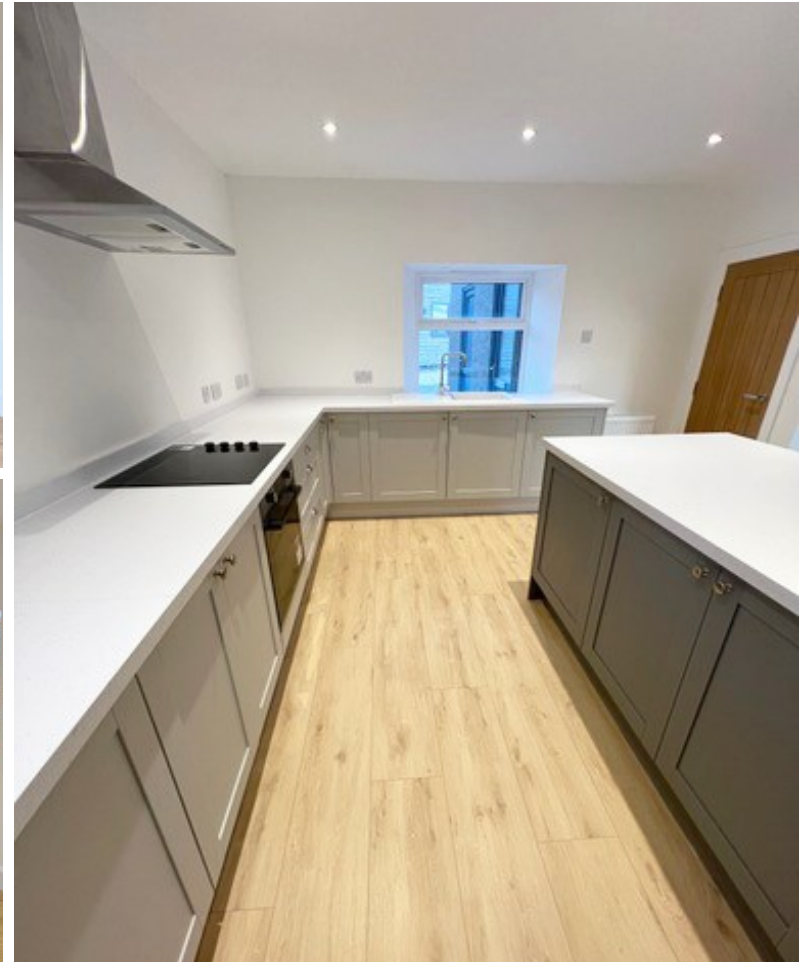
Access into the property is provided by an exterior door fitted with glazed panes. Within the hallway is access to all the property with doors to the dining kitchen, lounge, utility room, shower room and the two ground floor bedrooms. Stairs giving access to first floor.

LOUNGE

5.36m x 3.99m

Spacious and bright lounge features twin windows overlooking the front of the property. It includes an opening for a fireplace, and finished with a fitted carpet.





OPEN PLAN KITCHEN

4.03m x 3.77m

Fitted with a selection of base units with contrasting worktops. Features a sink with a drainer and mixer tap, along with an integrated under-counter fridge. Cooking facilities include an electric hob and oven with an overhead extractor fan. The room benefits from a dual aspect, with windows providing views to the side and rear of the property.

DINING/FAMILY AREA

4.41m x 2.89m

Extending from the open plan kitchen, this versatile space offers potential for use as a dining or family area. Twin windows provide ample natural light from the side of the property.



SHOWER ROOM

3.45m x 1.69m

Spacious shower room boasts a large walk-in shower enclosure featuring a luxurious waterfall shower head. Additionally, it includes a W.C and wash hand basin. Frosted glazed window to the rear, ensuring privacy while filtering in natural light.

UTILITY ROOM

2.51m x 2.24m

Equipped with practicality in mind, the utility room offers space for a washing machine. A sink with a drainer and mixer tap integrated into a base unit, accompanied by a convenient worktop surface and storage cupboard underneath. Natural light brightens the room through the window to the side of the property.

BEDROOM 1

4.01m x 3.82m

This spacious double bedroom features twin windows overlooking the front, inviting in natural light. The room is finished with a fitted carpet.

BEDROOM 2

3.82m x 3.81m

Another comfortable double bedroom, boasting twin windows to the rear. Like the first bedroom, it is finished with a fitted carpeted.

STAIRS/UPPER LANDING

A carpeted staircase, complete with a wooden handrail and balustrade, leads to the first-floor landing. From here, access is provided to the two additional bedrooms and the study.

BEDROOM 3

4.01m x 3.82m

This double bedroom offers ample space and features a bay window at the front, enhancing the room's character. It is furnished with a fitted carpet.

BEDROOM 4

3.82m x 3.81m

Similar to the third bedroom, this double bedroom also boasts a bay window at the front, providing a charming focal point. It is carpeted for added comfort.

STUDY

2.035m x 1.641m

The study features a large Velux window.





OUTSIDE

The front garden is laid with grass, while the side area is covered with chuckies and houses the oil tank. At the rear is a spacious parking area, also surfaced with chuckies, providing ample parking space for multiple vehicles.

ADDITIONAL INFORMATION

All fitted floor coverings and light fittings are to be included in the sale. No warranty is given regarding the white goods that will remain in the property.

IMPORTANT INFORMATION

These particulars do not constitute any part of an offer or contract. All statements contained therein whilst believed to be correct are not guaranteed. All measurements are approximate, intending purchasers must satisfy themselves by inspection or otherwise, as to the accuracy of each of the statements contained within these particulars.

