

STEWART & WATSON

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**GLENBURN OF MIDDLEHILL, CUMINESTOWN,
TURRIFF, AB53 5YT**



3 Bed Detached Farmhouse set in approx. 39 acres

- Lounge & Dining Kitchen
- 3 Bedrooms & Shower Room
- Oil Central Heating & Double Glazing
- Variety of Outbuildings, Single Garage, Driveway & Garden
- Located approx. 8.5 miles from Turriff

Offers over £550,000 are fully expected

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TYPE OF PROPERTY

We are delighted to offer for sale this 3 bed detached farmhouse which benefits from oil central heating, double glazing and country views. There are a range of outbuildings to the side of the property with the land itself comprising 37 acres or thereby of arable land which is currently in grass. The property comprises of hallway, lounge, dining kitchen, 3 bedrooms, box room and shower room. Glenburn of Middlehill is located approx. 8.5 miles from Turriff, approx. 2.7 miles from Cuminestown and approx. 4.5 miles from New Deer.

ACCOMMODATION

Hallway

Entered via exterior door. Fitted carpet and understairs storage cupboard.

Lounge (17'5" x 10'5" / 5.33m x 3.20m)

Front and side facing windows appreciating country views. Fitted carpet. Open fire set in hearth and surround.



Dining Kitchen (14'9" x 10'4" / 4.54m x 3.16m)

Rear facing and side facing windows. Base and wall units integrating the sink and drainer, oven, hob, hood and fridge freezer. Tiled flooring with electric under floor heating.



Bedroom 1 (15'7" x 10'6" / 4.78m x 3.23m)

Fitted carpet and front facing window appreciating country views.





Shower Room (10' x 8'2" / 3.04m x 2.49m)
Fitted with wc, wash hand basin set in vanity unit and double shower cubicle. Side facing opaque window. Heated towel rail.



Staircase

Carpeted staircase with wooden banister leads to the upper hallway. Gives access to the 2 bedrooms and box room.

Bedroom 2 (12'1" x 10'6" / 3.68m x 3.23m)
Front facing bay window and fitted carpet.



Bedroom 3 (12'4" x 12' / 3.77m x 3.65m)
Front facing bay window and fitted carpet.



Box Room (8'3" x 4' / 2.52m x 1.21m)
Fitted carpet. Velux window.

OUTSIDE

Boiler Room (8'3" x 6'8" / 2.52m x 2.07m)

Base units with sink and drainer. White goods to remain. Central heating boiler.

Single Garage (15'9" x 9'5" / 4.84m x 2.89m)

With up and over door.



Garden Ground

To the front of the property the garden is mainly laid to lawn with hedge surround. There is a slabbed patio area, driveway and drying area.



Outbuildings

Storage Shed (27'1" x 18'1" / 8.26m x 5.51m)



General Purpose Shed (59'7" x 28'8" / 18.19m x 8.77m)

With power, light and water. Solar panels on roof which qualify for feed in tariff.





Workshop (44'3" x 15'7" / 13.50m x 4.78m)
With power and light. Loft storage space.

Bothy (15'4" x 8'7" / 4.69m x 2.65m) & Store (15'9" x 8'8" / 4.84m x 2.68m)
Both with electric and power.

LAND

Glenburn is set in approximately 39 acres, with 37 acres or thereby of arable land which is currently in grass and is located around the property. The land is IACS registered and the majority is classified as grade 3(2).





SERVICES

Mains electricity. Private water and septic tank. Oil central heating. Solar Panels.

ITEMS INCLUDED

All the usual heritable fittings and fixtures are included.

Council Tax Band

B

EPC Band

D

Entry

By arrangement.

Viewing

By contacting The Property Shop, Turriff on 01888 563777.

Email: turriff.property@stewartwatson.co.uk

Offers

All offers should be submitted in writing to our Turriff office.

DIRECTIONS

On leaving Turriff turn right signposted 'Delgaty/Cuminestown. Follow the road through Cuminestown and continue for approx. 1.7 miles. Turn left signposted 'Middlehill' and continue for approx. 0.6 miles. The property is on the right.

Reference DDP/TUR/L23



FREE VALUATION – We are pleased to offer a free and without obligation, valuation of your property.
Contact Property Department at any of our offices.

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

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