



**Eninteer Cottage Muir of Fowlis**

Alford, Aberdeenshire, AB33 8PA

ledingham  
chalmers  
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Sitting Room





Lounge

**Eninteer Cottage Muir of Fowlis  
Alford, Aberdeenshire, AB33 8PA**

**Detached two storey dwelling house,  
together with garden grounds, farmland  
and forestry extending to some 12 acres  
or thereby.**

- Set within peaceful and idyllic countryside location
- Exceptionally spacious four bedroom home
- Suitable for equestrian purposes with stables onsite
- Large kitchen/diiner with additioanl dining room
- Four double bedrooms, two with en-suite
- Set in approximately 12 acres of land



Dining Room



**Four beds.**



**Three bathrooms.**



**Four public rooms.**



**Detached two storey dwelling house,  
together with garden grounds, farmland  
and forestry extending to some 12 acres  
or thereby.**

We are delighted to present for sale this detached four bedroom home, located in extensive grounds with stables onsite.

Set within the peaceful and idyllic countryside of Muir of Folwis, this captivating family home is ideal for those with equestrian interests.

The property is situated a short drive down a meandering driveway and is found nestled within the stunning surrounding woodlands.

Upon entering the property, prospective buyers will be impressed as you move from the entrance hall to a welcoming sitting room.

This leads to the generously proportioned lounge with feature fireplace and pleasant outlook over the front of the property.

The sizeable kitchen provides a real heart to the home, with an abundance of space for casual dining furniture and features a central island with oven and hob.

The fitted kitchen has a range of base and wall units with contrasting worktops and gives direct access to the dining room and utility room.

The master bedroom is also found on this floor and enjoys the benefits of large walk-in cupboard and en-suite.



Kitchen/Diner



Master Bedroom





Stables



Exterior

Ascending the staircase, the first floor offers access to all further bedrooms all of which are of generous size.

Bedroom two is a bright and airy room with built-in cupboards offering an abundance of storage and the additional benefit of an en-suite bathroom.

Bedroom three is another large room with rear aspect, two built-in cupboards and a lovely outlook over the rear of the property.

Bedroom four has a pleasant front aspect and is exceptionally spacious, offering ample space for an array of free-standing furniture.

Completing the upper accommodation is the neutrally decorated shower room which is awash with natural light provided by the velux window, offering a white two-piece suite and walk-in shower.

Externally, the grounds are truly breathtaking taking in around 12 acres.

Additional to the property are the stables, which consist of four loose boxes, tack room and area of the hay store.

Washing machine, dishwasher, American style fridge freezer & freezer in garage will be included in sale.

Other impressive features include:

- Double garage
- Dog kennels.
- Large dog run (14m. x 31.5m.)
- Large pond.
- Oil central Heating
- Double glazing

Accommodation and plans

Lounge	16'1" x 14'1"	4.9m x 4.29m
Kitchen/Diner	19'8" x 14'5"	6m x 4.4m
Dining Room	13'5" x 14'5"	4.09m x 4.4m
Office	8'2" x 10'2"	2.49m x 3.1m
Master Bedroom	13'1" x 14'5"	3.99m x 4.4m
En Suite	8'2" x 5'10"	2.49m x 1.78m
Bedroom 2	13'11" x 16'1"	4.24m x 4.9m
En Suite	8'5" x 6'4"	2.57m x 1.93m
Bedroom 3	11'8" x 16'1"	3.56m x 4.9m
Bedroom 4	16'0" x 14'1"	4.88m x 4.29m
Shower Room	8'6" x 6'4"	2.59m x 1.93m

Eninteer Cottage



## Directions

From the city centre, take the A944 and continuing for some 8 miles until reaching Straik Road/A944. Continue to travel this road for some 13.5 miles before taking a left turn. Follow this road for around 3.5 miles before merging left onto the Old Military Road. Continue to travel for around 0.5 miles before taking a right onto the A980. After around 0.3 miles, take a left and travel for 1 mile before taking a right turn and Muir of Fowlis is 2 minutes along this road. From Muir of Fowlis village take the road signposted Towie & Eninteer Cottage is 1.25 miles on the right.

## Location

This property is situated in a rural location surrounded by a mixture of farmland and forestry around one mile to the west of the small hamlet of Muir Of Fowlis. The country town of Alford is some five miles distant where a reasonable selection of local amenities can be found, along with a recently built school campus & sports complex & supermarket. The property is 27 miles to the west of the city of Aberdeen.

## Arrange a viewing

Viewing by arrangement with Ledingham Chalmers on 01224 632500

## Contact us

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Whilst every effort has been made to ensure the accuracy of the information contained in this Schedule, including the floor plan (if applicable) please note that all measurements have been taken with a sonic tape measure and as a result are only approximations; the measurement of doors, rooms and windows and all other items are approximate and no responsibility is taken for any error, omission or mis-statement. Any plans are for illustrative purposes only and should be used as such by prospective purchasers.