



The Glack Rhynie | Huntly | AB54 4HU

Three Bedroom Detached Cottage in Approx. 11 Acres

**Offers Over £325,000**



Enjoying a most stunning location with breathtaking views across the surrounding countryside, we offer for sale this charming detached cottage set within approximately 11 acres. The property would make for an ideal family home, offering superb living space, well proportioned bedrooms and excellent, private gardens/land for the whole family to enjoy.

The ground floor comprises an open plan lounge/dining room with French doors to the front, with a mezzanine level above accessed via ladder. A few steps lead up to the cosy sitting room area which features a wood-burning stove and ample space for the family to relax. An additional family room offers a versatile space and would lend itself well to a variety of uses, boasting an open fire with antique surround and oak mantle piece.

Sure to be the hub of the home, the garden room provides the most open outlook in the house, offering panoramic views across the surrounding countryside with space for both living and dining furniture.

The kitchen is fitted with a range of wall, base and drawer units overlaid with roll front work surfaces and incorporating a range cooker, integrated fridge and free-standing dishwasher, as well as a large built-in pantry cupboard. Adjacent to the kitchen is a generous utility room with additional wall and base units as well as space and plumbing for laundry appliances.

The master bedroom is a beautifully bright room, boasting dual aspect windows as well as a Velux window which floods the room with natural light. This room benefits from a fully fitted walk-in wardrobe as well as a spacious en suite bathroom featuring a modern suite with a separate walk-in shower.

Completing the ground floor, the family bathroom is fully tiled and fitted with a four piece white suite comprising W.C., bidet, wash hand basin and bath with shower over.

The carpeted staircase ascends to the first floor landing, giving way to the two remaining double bedrooms, each of which offers built-in wardrobes and space for further free-standing furniture.

The property is set within a most generous plot extending to approximately 11 acres, comprising areas of lawn, patio, a pond and further land having paths to provide most pleasant walks. Ample parking is available and a log store and greenhouse are situated one end. An unconverted steading currently provides excellent storage space but may be suitable for further development subject to the necessary local authority consents. A further detached garage with double doors and a concrete floor provides space for several vehicles but would also work well as a workshop if desired.

## ACCOMMODATION

### Ground Floor

Lounge / Dining Room

26'6" x 12'3" (8.08m x 3.73m) approx.

Sitting Room

13'11" x 11'11" (4.24m x 3.63m) approx.

Family Room

12'3" x 9'1" (3.73m x 2.77m) approx.

Bathroom

8'9" x 8'1" (2.67m x 2.46m) approx.

Dining Kitchen

11'5" x 10'11" (3.48m x 3.33m) approx.

Utility Room

12'0" x 7'9" (3.66m x 2.36m) approx.

Garden Room

17'7" x 16'8" (5.36m x 5.08m) approx.

Master Bedroom

19'5" x 12'11" (5.92m x 3.94m) approx.

En Suite

12'11" x 7'10" (3.94m x 2.39m) approx.

### First Floor

Bedroom

12'10" x 12'3" (3.91m x 3.73m) approx.

Bedroom

12'6" x 10'3" (3.81m x 3.12m) approx.

To be included in the sale are all fitted floor coverings, curtains, blinds, light fittings and shades.

Oil Fired Central Heating

Double Glazing

EPC Band E





**Lounge / Dining Room**





**Sitting Room**





**Sitting Room**





**Family Room**





**Garden Room**





**Dining Kitchen**





**Utility Room**





**Master Bedroom**





**Master Bedroom**





**En Suite**





**Bathroom**





**Bedroom 2**





**Bedroom 3**





**Gardens**





**Gardens**



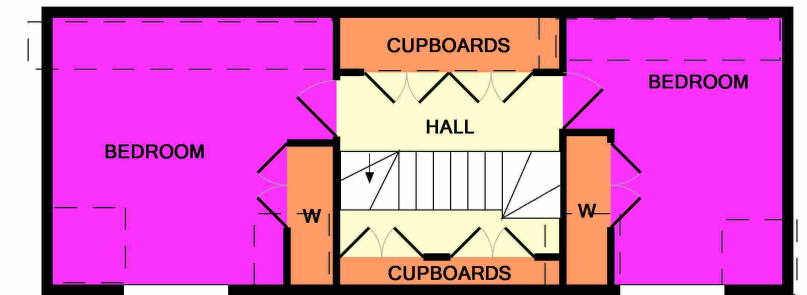


**Gardens**





GROUND FLOOR



1ST FLOOR

# Floorplan



## Property location



### Directions

Travelling from Aberdeen, proceed along the main Aberdeen/Alford road and follow the road towards Strathdon. Proceed into Rhynie and take the the A941 road to Dufftown. Continue for approximately three miles along this road before reaching a hamlet called Belhinnie. Shortly after Belhinnie there are two post boxes on the right hand side, take the track to the left and follow this round. The Glack is the second of two properties along this track.

### Location

The Glack is situated approximately three miles from the village of Rhynie which has its own local amenities, a first rate primary school and medical centre. Located only nine miles from the market town of Huntly, the property is ideally located for commuting to Aberdeen and Inverness, with excellent rail connections available from Huntly and Insch. Huntly is a pleasing market town and commercial centre situated to the west of Aberdeenshire on the A96 approximately 37 miles from Aberdeen. Aberdeen Airport is located approximately 45 minutes from the property where many of the office and industrial complexes are situated.

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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 close 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.