



Ardgowse,
Tough, Alford, AB33 8DU

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chalmers**
estate agency



Lounge



Traditional two bedroom detached cottage

- Traditional detached cottage within generous grounds
- Two excellent sized Double Bedrooms
- Kitchen with larder cupboard and access to Dining Room
- Boot Room and Wet Room on the ground floor
- Cosy Lounge with rear facing aspect
- External Workshop / Store

Kitchen



Two beds.



One bathroom.



Two public rooms.

Dining Room

Located in a quiet rural location, this truly unique two bedroom traditional detached cottage offers spacious accommodation over two floors and is set within attractive, generous grounds.

This wonderful and unique home has stunning panoramic views of the surrounding countryside and provides complete seclusion and privacy yet in a rural setting within easy commuting distance of Aberdeen.

The property is unique in character, set on split level with excellent storage space and benefits from oil fired central heating, AGA stove and double glazing. There is potential for further extension to the property subject to receipt of planning permission.

The accommodation comprises; a light and airy porch leading to a handy boot room which could equally be utilised as a home office if required. There is a modern wet room located on the ground floor which has been fitted within the last few years. The versatile dining room provides an excellent space for formal dining, entertaining guests or family gatherings and leads you directly into the kitchen which is equipped with base and wall units incorporating a double sink with tiled splashback behind and boasts a fantastic larder cupboard. The generously proportioned and comfortable lounge is located at the rear and enjoy peaceful views across the garden grounds. The inner hallway boasts a handy storage cupboard and provides you with access to two generously sized double bedrooms on the upper floor.



Boot Room



Wet Room



Bedroom



Bedroom

There is a private shared sweeping driveway leading round to the front of the property with a large parking area for multiple cars.

The extensive garden grounds are mainly laid to lawn incorporating mature trees and hedging.

In addition, attached to the main house is a substantial external workshop and store building offering versatile space suitable for storage, workshop activities, hobbies or general utility purposes.

There is a strip of land at the side of the house going down to the pen (left side of right of way track) and a further strip of land with trees at the end of the track which may be available to purchase if of interest to the purchaser.

Early viewing is highly recommended to appreciate fully the adaptable accommodation and potential on offer.

Accommodation

Boot Room	7'8" x 5'8"	2.34m x 1.73m
Wet Room	8'10" x 5'7"	2.69m x 1.7m
Dining Room	11'9" x 15'1"	3.58m x 4.6m
Kitchen	11'8" x 8'5"	3.56m x 2.57m
Lounge	10'11" x 15'2"	3.33m x 4.62m
Bedroom	12'7" x 13'9"	3.84m x 4.19m
Bedroom	12'3" x 13'8"	3.73m x 4.17m
Store	19'7" x 15'4"	5.97m x 4.67m
Store	11'5" x 15'2"	3.48m x 4.62m



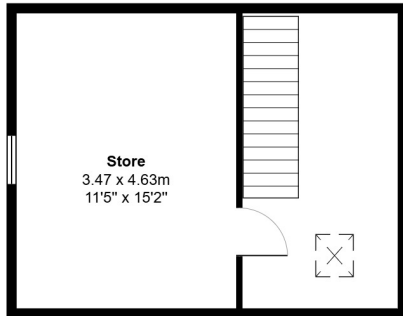
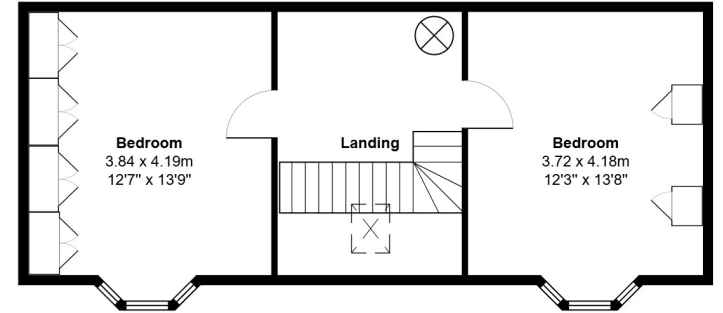
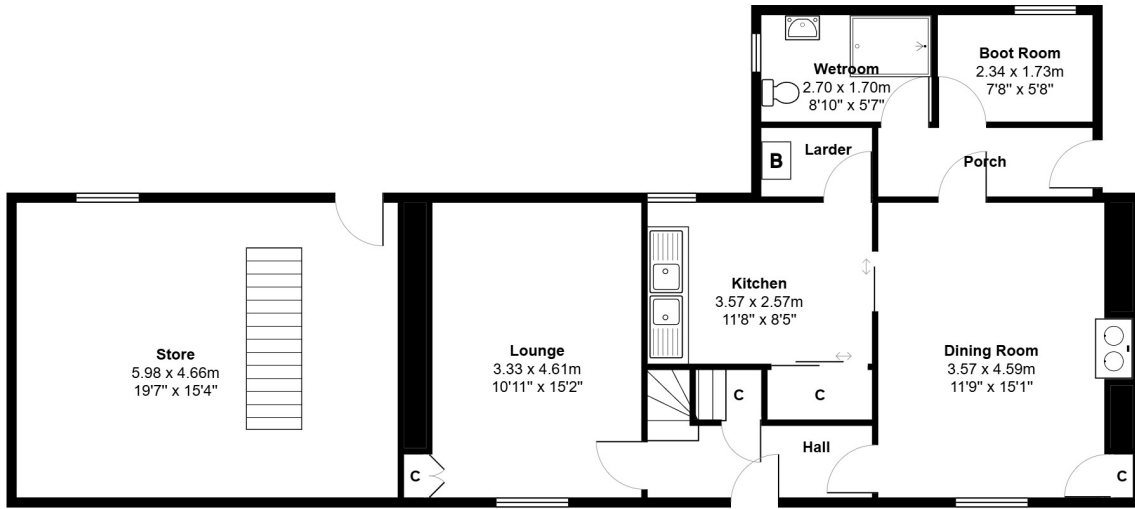
Exterior



Exterior

Floorplan

Ardgowse



Directions

Follow the A944 towards Alford and turn left at the sign marked 'Muir of Fowlis' and 'Tough'. Carry on past Tough Primary School and turn left into the small hamlet of Kirkton of Tough at the signpost for Craigievar. Ardgowse is just over one mile from the sign and on the left hand side.

Location

Situated approximately 20 miles west of Aberdeen, close to the village of Alford and within easy reach of Banchory and Aboyne. Alford itself has a swimming pool, sports centre and golf course as well as primary and secondary schools and a good range of shops and a health centre. There are many sites of historic interest in the surrounding countryside including Grampian Transport Museum, Craigievar Castle, Castle Fraser and the Cullerlie Stone Circle.

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.

Arrange a viewing

Viewing by arrangement with Ledingham Chalmers on 01224 632500

Contact us

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