



Broomhill Farmhouse, Lyne of Skene,
Westhill, Aberdeenshire, AB32 7DA

**ledingham
chalmers**
estate agency



Lounge



Lounge



Sunroom

“broomhill” is a charming three bedroom farmhouse with an adjoining three bedroom annex set in 1 acre of land along with a further 2 acres.

- Charming three bed farmhouse
- Adjoining three bed annex set in 1 acre of land
- Further two acres of land available
- Biomass system boiler
- Excellent storage throughout
- Office/workshop with sauna and yurt with wonderful views



Six beds.



Three bathrooms.



Three public rooms.

“Broomhill” is a charming three bedroom farmhouse with an adjoining three bedroom annex set in 1 acre of land along with a further 2 acres. It is located in Lyne of Skene, a small semi-rural farming community 12 miles west of Aberdeen surrounded by wonderful countryside.

The properties and the land offer a variety of options with part of the land having previously had a planning consent for a cattery.

The accommodation of the main house comprises of a sitting/dining room which is enhanced with a multi fuel stove on a surround with an attractive tiled hearth and is open plan to a study. A generous kitchen/diner which has a good range of wall and base units and with appliances which include a Belling range cooker, an extractor fan and an integrated dishwasher. A utility room hosts a free-standing washing machine, a tumble drier, space for further appliances and benefits from storage cupboards. A door gives access to the garden. A lounge which is spacious in size and again benefits from having a multi fuel burning stove. This room in turn leads to the sun room with French doors to the garden. A modern shower room with vanity storage completes this floor.

On the upper floor there are three double bedrooms with two having bay windows which allows natural light to be drawn in with the third having windows to both sides. A shower room completes the accommodation of the main house.



Kitchen



Bedroom



Bedroom



Bedroom

the accommodation of the annex comprises of an attractive lounge with a multi fuel stove and hardwood flooring. The room is open plan to a modern kitchen which is fitted with a range of high black gloss units, a solid oak worktop and a double Belfast sink. Integrated appliances include an oven, hob, extractor fan, washing machine and a fridge-freezer. A bathroom with a corner bath and an over shower completes this floor.

On the upper floor there are three bedrooms with the master having fitted wardrobe storage.

The properties benefit from having double glazed units to most areas, an energy efficient biomass system boiler, a mix of hardwood, laminate flooring and neutral carpets and excellent storage throughout.

Location Lyne of Skene is a lovely place to live set within a close community yet within easy reach of the villages of Inverurie and Banchory on Royal Deeside to name a few. It is also just a short drive to Westhill where you will find an abundance of amenities both retail and recreational. It has a wide range of food outlets and restaurants. Sports facilities play a big part of Westhill which include an 18 hole Golf Course, football, rugby and hockey pitches, tennis courts and an outdoor bowling centre with a swimming pool located in the academy providing facilities for all ages. The area has been enhanced by opening of the Aberdeen Western Peripheral Route allowing the commuter ease of access for roads both North and South.

Primary schooling in nearby Dunecht with secondary to be found at Westhill, Alford and Inverurie.

Viewing is highly recommended.

Accommodation

Sitting room/Dining	11'9" x 16'2"	3.58m x 4.93m
Study	8'6" x 10'11"	2.59m x 3.33m
Lounge	11'11" x 16'4"	3.63m x 4.98m
Sun room	10'1" x 17'9"	3.07m x 5.41m
Kitchen/diner	14'5" x 14'1"	4.4m x 4.29m
Shower room	8'3" x 8'11"	2.52m x 2.72m
Utility room	4'1" x 13'7"	1.24m x 4.14m
Bedroom	12'3" x 13'2"	3.73m x 4.01m
Bedroom	10'3" x 11'1"	3.12m x 3.38m
Bedroom	11'3" x 11'1"	3.43m x 3.38m
Shower room	5'5" x 7'7"	1.65m x 2.31m



Exterior



Exterior

Floorplan

GROUND FLOOR



1ST FLOOR



Directions

Location

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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.

Arrange a viewing

Viewing By appointment telephone 07825 173442 or by arrangement with Ledingham Chalmers on 01224 632500

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