



Cortins Steading Bridge Of Muchalls, AB39 3RT

Offers Over £230,000

SPACIOUS TWO BEDROOM COTTAGE WITH EXTENSIVE GARDENS AND PURPOSE BUILT KENNELS

Stronachs

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Viewing: Contact Selling Agents on 01224 626100

We are delighted to offer for sale this privately located detached, traditional stone rural cottage, which has been extended in the past to create a well-presented spacious dwelling on a single level, and remains in keeping with the rural charm of the property. The cottage boasts, a private, yet accessible location being elevated above the main road at Bridge of Muchalls, just a matter of miles from the City of Aberdeen and Stonehaven thus benefitting from the best of both worlds - the rural lifestyle yet within easy commuting distance of Stonehaven and in turn the City of Aberdeen. The opening of the AWPR has made this location increasingly accessible to all areas around Aberdeen thus shortening travelling times substantially. This lovely property comprises; Entrance Vestibule; Main Hallway, large dining Kitchen; Living Room with lovely views to the coast; two Double Bedrooms; and Shower room. The property is set in extensive garden grounds with large paved area, gravel garden area with mature shrubs and borders. A spacious purpose built kennel with capacity for up to 12 dogs is located within the gardens and is ideal for boarding, breeding or could easily be converted to an alternative stand-alone use. Viewing is recommended to appreciate the accommodation and private space on offer.

The property boasts, double glazed windows, laminate flooring throughout, electric storage heating and has a wood burning stove in the Living Room. The decoration is mainly neutral throughout yet retains a style in keeping with the character of this lovely family dwelling. The garden grounds are situated mainly to the south and west of the cottage and are securely bounded by fencing.

Bridge of Muchalls is a small hamlet approximately three miles north of Stonehaven and is set in a picturesque area with ever changing views of the coastline. The property is ideally placed for commuting to the City of Aberdeen and the expanding business parks to the west at Kingswells and Westhill and the airport may be reached with ease therefore making travel further afield straightforward.

DIRECTIONS

Travelling from Aberdeen on the A92 road in a southerly direction, continue past the corners at Bridge of Muchalls and take the first turning on the right signposted to 'Cortins'. Cortins Steading is immediately on the right hand side and is accessed by a gravel driveway.

ENTRANCE VESTIBULE

A fully glazed door with glazed side panel allows access to the property. The floor is of laminate finish and there is a mat well. Recessed lighting. A glazed door leads to the Hallway.



ENTRANCE HALLWAY 3.63m x 3.18m (11'11" x 10'5")

This spacious hallway, has laminate flooring and neutral decoration and allows access to all of the accommodation. Recessed ceiling lighting. A large cupboard houses the electricity consumer unit and provides excellent storage. A further cupboard provides additional storage.



LIVING ROOM 4.67m x 4.11m (15'4" x 13'6")

This tranquil and spacious room is located to the front of the property, overlooking the coastline boasts a wood burning stove in a granite fireplace with wooden mantle. This comfortable room has pine lined walls to dado height and dual aspect windows. The floor is of laminate finish and there is a decorative ceiling light and wall light.



DINING KITCHEN 3.79m x 3.16m (12'5" x 10'4")

A spacious kitchen fitted with a range of quality modern units. A recently upgraded white ceramic sink is positioned under the window and with a further window to the east this is a bright and attractive area. Space for washing machine (which will be removed) and integrated oven and electric hob. Integrated fridge and freezer. Ample space for a family dining table. This truly is a wonderful heart to this cosy home. Part glazed door lead to the exterior. A ceiling hatch allows access to the attic space which is insulated and floored and extends the full length above the Kitchen and Living Room. It is believed that, subject to any necessary permissions, it may be possible to convert the attic to provide additional accommodation.



BEDROOM 1 3.86m x 3.53m (12'8" x 11'7")

This spacious bedroom boasts dual aspect windows with deep cills. The ceiling is slightly combed and higher than the newer part of the cottage as this forms the original accommodation. Pendant light fitting. The floor is of laminate finish. Ample space for freestanding furniture and a double, fitted wardrobe provides shelf and hanging space.



BEDROOM 2 3.71m x 3.58m (12'2" x 11'9")

A further double room, with window to the rear of the property. This is a spacious room with pendant fitting. The floor is of laminate. Fitted double wardrobe.



SHOWER ROOM 2.21m x 1.92m (7'3" x 6'4")

The shower room is fitted with a white three piece Suite, comprising WC and wash hand basin in vanity unit with storage, and shower cubicle with aqua paneling and electric shower. There is a wall heater and large wall mounted mirror. A frosted glazed window overlooks the side of the property. The floor is of laminate covering.



EXTERNAL

The garden grounds are fully enclosed and secure with fencing and gates and in the main are situated to the east and south of the property. There is a spacious patio area which is fully paved and adjacent to the purpose built kennels providing easy maintenance and a perfect play area. The gravel area of the garden could be opened to allow for parking but at present is a lovely low maintenance area with borders of shrubs and trees enclosed and secured by a large gate. There is security lighting around the property and outdoor water tap with plumbed in dog bath. Additional external storage and bunkers. The property is served by mains water, and drainage is to a septic tank, also situated within the subjects of sale.



PURPOSE BUILT KENNELS 6m x 4.4m (19'8" x 14'5")

Spacious kennels of timber construction with internal divisions for up to 12 dogs. With electric and lighting and concrete floor, this area is specific for comfortable and pleasant dog accommodation but could without doubt be adapted to a variety of uses.



EXTRAS

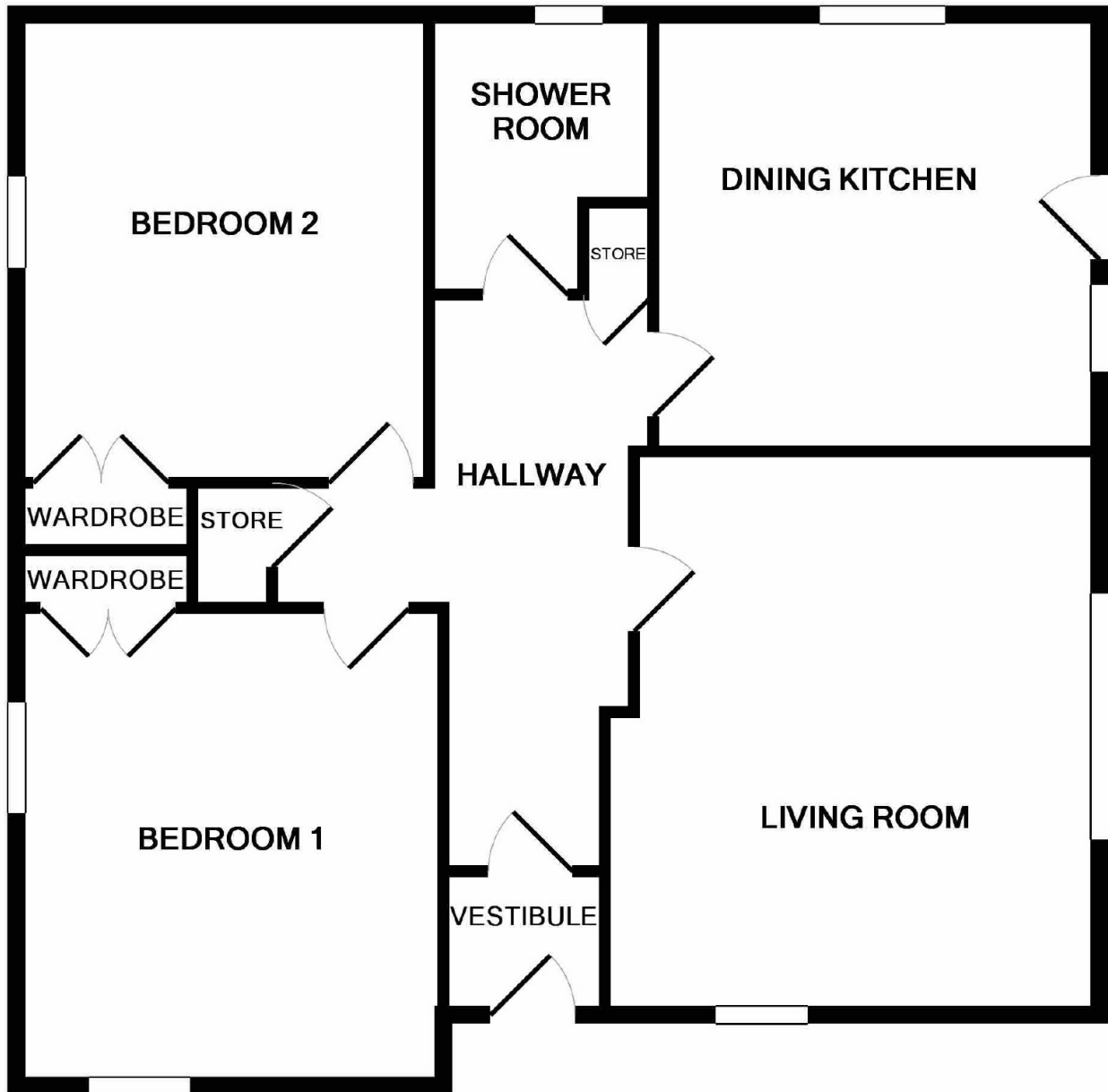
All floor coverings, blinds and light fittings are included in the sale together with the integrated appliances in the Kitchen and the usual fixtures and fittings in the Bathroom. Please note Washing machine will be removed.



COUNCIL TAX - E

EPC BANDING - E





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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