



Wester Fowlis, Muir of Fowlis, Alford, Aberdeenshire AB33 8NU

Offers over £375,000

IMPOSING SIX BEDROOM/THREE PUBLIC ROOM PERIOD DETACHED HOME IN GENEROUS
GROUNDS, LOCATED IN THE ROLLING ALFORD COUNTRYSIDE

Stronachs

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Viewing: Contact Selling Agents on 01224 626100

Nestled within the beautiful lush countryside of Alford, we are delighted to offer for sale this substantial PERIOD DETACHED SIX BEDROOM FAMILY HOME, occupying a generous plot with sweeping lawns and mature trees and shrubs. Accessed via a shared access track, there is off street parking for a number of vehicles with entry and exit points. The property itself does require a little attention internally, but is fitted with a quality Kitchen and offers substantial living space in a tranquil location. Benefitting from oil fired central heating, and partial underfloor heating, the accommodation comprises, on the ground floor: Reception Hall; Sitting Room; spacious Lounge; Shower Room; Utility Room; and Kitchen/Dining Room. The Master Bedroom, three further Bedrooms and his and her Shower Room are on the upper floor; with two further Bedrooms on the attic floor. There is excellent storage throughout the property, and there are two stores and large stone and slate Steading. Drainage is to a septic tank within the grounds. This is fantastic opportunity to purchase a large family home secure in the knowledge children and pets can play safely with a great degree of privacy.

Muir of Fowlis is only a short drive away from Alford, is a thriving village enjoying a host of excellent amenities with primary and secondary schooling and Community Campus providing a nursery, primary school, academy, swimming pool and community library. Additional recreation activities include a golf course, tennis, bowling, a dry ski slope and the Haughton Country Park. The village maintains a good range of shops, hotels, a library and health centre and is well placed for access to the Lecht ski resort as well as being within easy commuting distance of Westhill, Aberdeen, Dyce and Inverurie.

Location: what3words lookup: [///paints.repelled.remission](#)

RECEPTION HALL



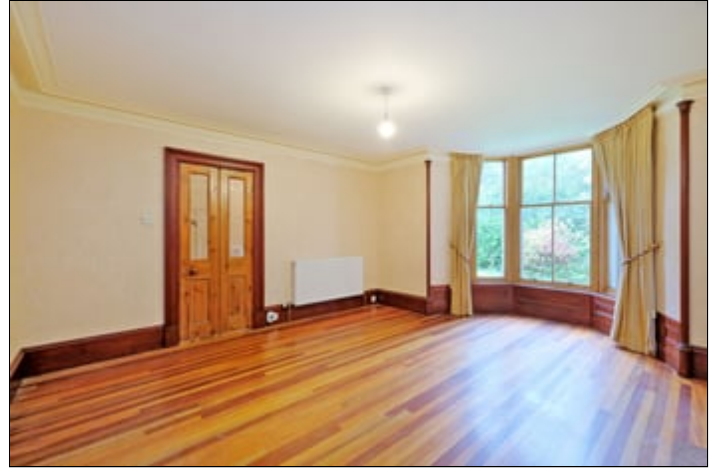
Accessed via part glazed wooden door to front, the Reception Hall is laid with quality flooring, with carpeted staircase to the upper levels. Three ceiling light fittings, central heating radiator, deep skirtings, dado rail and cornicing. There is a large store cupboard underneath the stairs. An open archway ahead leads to the Kitchen/Dining Room.

LOUNGE 23' 2" X 13' 6" (7.06M X 4.11M)



The substantial Lounge has a bay window to front and additional window to side ensuring the room is bathed in natural light. With deep skirtings, original plinths and wood panelling around the bay, there is also a fireplace and hearth with wooden surround (which is currently sealed). Two central heating radiators. Telephone and television points.

SITTING ROOM 17' 1" X 13' 8" (5.21M X 4.17M)



Again situated to the front of the property with bay window, a feature of this room is the large open stone fireplace. Most attractive wooden flooring, cornicing, plinth and panel work round the bay, and part glazed door to Reception Hall. Ceiling light fitting, central heating radiator and television point.

INNER CLOAK STORE



With wall mounted coat hooks, ceiling light fitting and central heating radiator. Door leading to the Shower Room.

SHOWER ROOM 9' 3" X 5' 9" (2.82M X 1.75M)



Fully tiled and fitted with a three piece suite comprising wash hand basin, toilet pedestal, and large shower cabinet. Inset downlighters and extractor fan. Chrome ladder style radiator and underfloor heating. A window to the side provides natural light.

UTILITY ROOM 9' 6" X 4' 2" (2.90M X 1.27M)



Fitted with some base units and inset sink with taps and drainer, there is space for free-standing fridge/freezer, washing machine and tumble drier. Ceiling Striplight and tiled floor.

KITCHEN/DINING ROOM 23' 6" X 13' 9" (7.16M X 4.19M)



The hub of this family home, the Kitchen itself is fitted with a high quality range of wall and base units, with large central island combined with breakfast bar area. Granite work surfaces and inset sink and drainer below window to the side. An opposite window ensures this room is flooded with natural light. The AGA is to remain. There is excellent storage within the Kitchen, with rotating corner shelving, concealed storage around the AGA, drawer and bin storage in the central island. Integrated dishwasher. There is ample space for substantial dining table and chairs. Ceiling light fitting and central heating radiator.

SIDE HALL

Accessed from the side of the building via wooden door, with wall mounted coat hooks and ceiling light fitting.

UPPER FLOOR



Accessed via carpeted staircase from the Reception Hall, the landing on the first floor is on a slight split level and laid with carpet. A window to the front of the house bathes this area in natural light. Two ceiling light fittings, dado rail and further carpeted stairs to the attic floor. A deep cupboard has hanging rail storage and

light.

MASTER BEDROOM 20' 0" X 13' 7" (6.10M X 4.14M)



Spacious Master Bedroom, with ample room for a range of free standing furniture. Windows to the front and side allow natural light. Cornicing and deep skirtings. Central heating radiator and telephone point.

BEDROOM 2 13' 9" X 13' 0" (4.19M X 3.96M)



Second spacious Double Bedroom again to the front of the property, with a focal point being the leaded fireplace with tiled inset surround. Cornicing and deep skirtings. Ceiling light fitting and central heating radiator.

SHOWER ROOM 13' 9" X 6' 5" (4.19M X 1.96M)



Generous Shower Room, fully tiled and fitted with a white period three piece suite comprising twin wash hand basins, toilet pedestal, and shower cabinet. There is ample space for a bath to be reinstated if desired. Inset downlighters and extractor fan. Chrome ladder style radiator and window to side.

STORE/AIRING CUPBOARD

With skylight, shelving and housing water tank and meter board.

BEDROOM 3 15' 8" X 8' 8" (4.78M X 2.64M)



Double Bedroom on split level landing with half bay window to side. Ceiling light fitting, central heating radiator and telephone point.

BEDROOM 4 15' 8" X 8' 8" (4.78M X 2.64M)



Fourth Bedroom with half bay window to the side, and access to storage cupboard. Ceiling light fitting and central heating radiator.

ATTIC FLOOR



Carpeted stairs from the first floor lead to the attic floor landing, which has access to the eaves. Eyeball ceiling spotlight and central heating radiator. Store.

BEDROOM 5 14' 5" X 14' 0" (4.39M X 4.27M)



Double Bedroom with half bay window to front, and large built-in wardrobe with hanging rail and sliding doors. Ceiling light fitting and central heating radiator. Coal fire with leaded surround and marble hearth.

BEDROOM 6 14' 5" X 14' 0" (4.39M X 4.27M)



Final Double Bedroom again with half bay window to the front, and hatch to Loft space. Ceiling light fitting and central heating radiator.

EXTERNAL



The subjects occupy a large site extending to approx 1.1 acre. The garden grounds are a mix of sweeping lawns with mature trees and shrubs, apple trees, hedging and rockery areas. There are both entry and exit points enabling easy vehicular access in and out. There are some outbuildings, consisting of Bothy/Workshop extending to 21' 4" x 12' 2" (6.50m x 3.71m) which has light and original stone fireplace. A middle store extends to 21' 4" x 12' 2" (6.50m x 3.71m) and again has power and light. A further shed allows parking for the ride own mower and vehicles, extending 36' 7" x 15' 7" (11.15m x 4.75m). This store does extend further but the rear has partially collapsed and is deemed unsafe to enter.

EXTERNAL IMAGES



EXTRAS

All carpets, curtains, blinds and floor coverings are included in the sale, together with the dishwasher, AGA, and ride on lawn mower.

COUNCIL TAX BAND - F

EPC BANDING - E



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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