

ROTHIEMAY GENERAL STORES, ROTHIEMAY, HUNTLY, AB54 7LT



OFFERS AROUND

£170,000

HOME REPORT

VALUATION £170,000



MurdochMcMath&Mitchell
Solicitors & Estate Agents

We are pleased to offer for sale this **DETACHED DWELLING HOUSE** with **FORMER RETAIL UNIT** in the rural village of Rothiemay by Huntly. Rothiemay General Stores has four bedrooms, a dining kitchen, living room, utility room, bathroom and ample storage throughout. On the ground floor there is a the former retail unit with store. Viewing is highly recommended to appreciate the location and accommodation within.

Rothiemay enjoys a pleasant rural location in the Deveron Valley and is surrounded by beautiful countryside. It has a Primary School, The well regarded Forbes Arms Hotel providing meals, a pub and Church. Rothiemay is situated approximately 7 miles from Huntly and 8 miles from Keith and more facilities can be found in these neighbouring towns including Primary and Secondary Schools together with a range of shops, recreational and sporting facilities. The area provides easy access to Speyside, Donside, Deeside and the Cairngorms.

The Accommodation Comprises:

A partially glazed doorway leads into the **Entrance Vestibule** with a further door leading into the **Hallway**. There are two staircases within the Hallway and doors leading to further accommodation.

Living Room – Measuring 5.28m by 3.64m or thereby

The Living Room has a large window to the front. Wood burning stove with stone hearth and wooden mantle. Alcove with cupboard below and shelf above.



Bathroom with Shower – Measuring 3.14m by 2.76m or thereby

Four piece suite comprising: bath, w.c. pedestal wash hand basin and shower. Window to the side. Radiator. Tiling to dado level.



Utility Room – Measuring 3.79m by 2.79m or thereby

There are windows to the rear and side. Base units with worktop and stainless steel sink with mixer tap and drainer. Tiling. Coat hooks. Strip light. Space for appliances.

Dining Kitchen – Measuring 5.66m by 3.34m or thereby

Fully fitted Kitchen with wall and base units. Space for appliances. Two windows to the rear. Integrated oven with grill above and hob. 1 ½ bowl sink with mixer tap. Radiator. There is a door from the Dining Kitchen leading into the rear of the former Retail Unit.



Upper Floor

There are two staircases within the property. The first staircase on the right leads to a landing. Velux style window.

There is a **W.C – Measuring 2.00m by 1.92m or thereby**. Pedestal wash hand basin and W.C. Velux style window. Radiator.

Bedroom One – Measuring 3.84m by 3.10m or thereby

Spacious double Bedroom. Windows to the side and rear. Hatch to the loft space. There is a door leading into a **Box Room – Measuring 3.78m by 1.84m or thereby**. The Box Room provides ample storage space and has a Velux style window.



Second Staircase

The staircase on the left leads up to further accommodation. Large built-in cupboard. Radiator. Velux style window.

Bedroom Two – Measuring 5.05m by 4.45m or thereby

Large double Bedroom with a window to the front. Coombed ceilings. Radiator.

Bedroom Three – Measuring 4.26m by 2.00m or thereby

Smaller Bedroom with a window to the front.

Bedroom Four – measuring 4.84m by 3.78m or thereby

Spacious double Bedroom. Window to the front. Radiator. Coombed ceilings.

Former Retail Unit

The Former Retail Unit can be access through a door in the Dining Kitchen or from outside the property. The part which used to form the **Shop – Measures 7.55m by 5.21m or thereby**. There is an area to the rear of the former Shop which **Measures – 4.62m by 2.12m or thereby**. There is also a **Store Room – Measuring 6.17m by 1.83m or thereby**. The Store Room has base units with work tops. There is a sink with mixer tap and drainer. Strip light. The Store Room provides ample storage space.

Rear Garden

Access to the Rear Garden is through the Rear Hallway.

The rear garden has outbuildings used for storage. There is a path leading to an area of lawn which has mature fruit trees, shrubs and trees.



FEATURES

- **FOUR BEDROOM DETACHED DWELLING HOUSE**
- **FORMER RETAIL UNIT TO THE FRONT OF THE PROPERTY**
- **SPACIOUS ACCOMMODATION**
- **LARGE REAR GARDEN**
- **OIL FIRED CENTRAL HEATING**
- **VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE THE LIVING ACCOMMODATION AND CONVENIENT LOCATION**



Viewing: By Arrangement with subscribers

Price Guide: Offers Around £170,000

Entry: By Mutual Arrangement

While the foregoing particulars are believed to be correct they are not guaranteed (and the measurements are for guidance only) and prospective offerers should satisfy themselves on all aspects concerning the subjects before offering. The Subscribers, as Agents for the Seller, may fix a closing date for offers in respect of which they will notify all parties who have noted an interest with the Subscribers. The Seller reserves the right to accept any offer prior to such closing date and no responsibility will be accepted for expenses incurred by prospective purchasers in the event that the property is previously sold let or withdrawn. The photographs appearing in this Schedule obviously show only certain parts and aspects of the property, which may have changed since taken. It should not be assumed that the property remains as displayed and no assumption should be made in respect of those parts, which are not shown in the photographs.

E. & O.E.

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