



DENHILL CROFT,  
ST KATHERINES, INVERURIE

OFFERS OVER £195,000

**peterkins**



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INVERURIE  
AB51 8SU

Offers Over £195,000

- 3 bedroom detached rural cottage
- Outbuildings
- Large garden grounds with views over the surrounding countryside
- In need some renovation and redecoration
- Kitchen
- Lounge
- 3 bedrooms
- Bathroom
- Oil central heating and double glazing
- Good commuter base for Dyce, Bridge of Don and Aberdeen

**Description:** This 3 bedroomed cottage with adjoining wooden garage is set in the quiet hamlet of St. Katherines only a short drive from Oldmeldrum and Fyvie. The property is all on one level and comprises of kitchen, lounge, inner hallway, 3 bedrooms and a bathroom. The property does require some upgrading and redecoration however you would end up with a lovely home in a stunning rural location with open countryside views and extensive garden ground along with a range of outbuildings. Altogether making a lovely package.

**Location:** Located in the small Hamlet of St Katherines close to both Fyvie and Oldmeldrum, St Katherines is approximately 6 miles north of Oldmeldrum and within commuting distance of Aberdeen, Bridge of Don, Dyce and Aberdeen Airport. Oldmeldrum, a short drive away, is a charming rural village designated as a Conservation area. It is well served by shops, hotels and services and is within easy commuting distance of Aberdeen, Inverurie and the Airport at Dyce. There is a primary school in the village with secondary education available at Meldrum Academy.

**Directions:** From Oldmeldrum take the A947 towards Fyvie and continue through St. Katherines. To the North of St Katherines turn right at the signpost for Barthol Chapel and continue along until reach road on left signposted for St Johns Wells passing the farm sheds on the left and Denhill is the next on the right clearly identified by a Peterkins For Sale sign.

**Kitchen: 11'6" x 8'8"** (3.50m x 2.64m) Entered into the kitchen which is fitted with a range of base and wall units, coordinating worktops and splashback tiling. Stainless steel sink with drainer and mixer tap with window above. Space for appliance. Large cupboard houses the central heating boiler and hot water tank. Ceiling light fitment; smoke alarm and wood effect flooring. Door into lounge.

**Living room: 14'5" x 11'8"** (4.39m x 3.55m) A good sized room providing space for a range of furniture and a centre open fireplace. Window overlooks the garden. Ceiling light fitment; television and telephone points and carpet. Door into inner hallway.

**Hall:** This hallway gives access to the bedrooms and bathroom. There is a part opaque glazed door that opens out into the garden. Built in shelved cupboard. Overhead cupboard housing the fuse box and meter. Ceiling light fitments and laminate flooring. Access hatch into loft space.

Viewing by appointment only  
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**Bedroom:** 10'4" x 10' (3.14m x 3.04m) A double bedroom located to the front with window, ceiling light fitment and carpet.

**Bedroom:** 14'5" x 10'7" (4.39m x 3.22m) Another good sized bedroom with space for a double bed along with a range of freestanding furniture. Shelved cupboard. Window overlooks the rear. Ceiling light fitment; telephone point and carpet.

**Bedroom:** 10'7" x 9'3" (3.22m x 2.81m) Final bedroom benefiting from a built in wardrobe with hanging rail and shelf along with a cupboard above. Window overlooks the rear; ceiling light fitment and carpet.

**Bathroom:** The bathroom comprises of toilet, wash hand basin and a bath with electric shower and curtain. Splashback tiling and wall hung mirror. Heated towel rail; ceiling light fitment and wood effect flooring. Opaque window.

**Outside:** There is parking provided for several cars in-between the house and outbuildings. The property is surrounded by garden ground mostly laid to lawn with borders of established trees creating privacy. The adjoining wooden garage has an up and over door. The derelict outbuildings may be suitable for conversion subject to obtaining the suitable permissions.



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All measurements have been taken using a sonic tape measure and therefore may be subject to a small margin of error. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.