



TENROOD, TOWIEMORE
KEITH, AB55 5JA

OFFERS AROUND £270,000

peterkins



Tenrood, Towiemore Keith, AB55 5JA

Offers Around £270,000

- 2 Detached Properties
- Tenrood Mill
- 2/3 Bedrooms
- Bathroom
- Living Room
- Kitchen
- Range (central heating, out of order)
- Tenrood
- 2 Double Bedrooms 1 with En-Suite
- Living Room
- Kitchen
- Bathroom
- Utility Room/Rear Porch
- Oil Central Heating
- Approximately 3.4 acres of ground
- U-Shaped Steading
- Private Water
- Septic Tank

Viewing contact Peterkins
(01542) 882537

Description: Tenrood is made up by 2 detached stone built dwellinghouses both nestled in a peaceful and idyllic location, only 3-4 miles from the village of Drummuir. Tenrood Mill benefits from 2/3 Bedrooms, Living room, Kitchen and a Bathroom. Tenrood benefits from 2 double Bedrooms 1 with En-Suite, Kitchen, Living Room, Bathroom and a Utility Room/Rear Porch. The 2 properties sit on approximately 3.4 acres of ground which benefit from a large garden partly laid to lawn with mature trees, shrubs and bushes, an orchard with apple, pear and hassle nut trees, a U-shaped steading with workshop, storeroom, garden shed and ample off-road parking.

Location: Drummuir is approximately 5 miles from Keith and has a primary school with secondary schooling provided in Keith. The active community has a village hall and the Loch Park activity centre is close by. Keith the "Friendly Town" which is a busy town with Aberdeen and Inverness being some 50 miles equidistant both having international airports. The town is serviced by bus and rail. There is a full range of commercial, recreational, leisure and educational facilities in the town as well as a health centre and hospital.

Directions: Travelling from Keith take the B9014 towards Dufftown. Continue on the road for approximately 5.8 miles. Turn left signposted Huntly just before arriving to the village of Drummuir. Continue on this road for approximately 1 mile and turn left down a track marked with Peterkins for-sale sign. Carry on for approximately 1 mile down the track keeping left and the property will be located on the left hand side clearly identified by Peterkins for-sale sign.

Tenrood Mill: Front door opens to Kitchen.

Kitchen: 15' 6" x 14' 8" (4.73m x 4.48m)

Wall and base units with ample worktop space, tiled splash back, window to front, door to rear porch, tiled flooring, storage cupboard under stairs, fuse box and electric meter located on the wall next to the front door, range (out of order), space for cooker and undercounter fridge, staircase to Living Room and steps down to Bedroom 1, Bedroom 2 and the Bathroom.

Rear Porch: Accessed from the courtyard garden and Kitchen.

Living Room: 16' 1" x 15' 7" (4.90m x 4.74m)

Bright and spacious room with skylight to rear and patio doors to balcony (not in working order), French doors to Bedroom 3/store room.

Bedroom 3/Store Room: 15' 3" x 10' 11" (4.66m x 3.33m)

Window to side, skylight to rear and window and door to balcony (not in working order), wooden flooring, wall mounted shelves, storage cupboard.



Hallway: Steps from the Kitchen provides access to Bedroom 1, Bathroom and Bedroom 2. Back door, window to rear, wall light fitment, wooden flooring.

Bedroom 1: 13' 3" x 11' 9" (4.03m x 3.59m)
Double Bedroom with window to front, 2 double built in mirrored wardrobes providing ample storage, carpet, radiator, wall and ceiling light fitments, door to lean to sunroom with windows and door to garden.

Bathroom: 9' 11" x 8' 6" (3.01m x 2.59m)
5-piece suite comprising of Bath with handheld shower head and tiled splash back, shower cubical, WC, bidet and hand wash basin with built in storage below and wall mounted mirror and downlights above, shaver point, heated towel rail, frosted window to front, tiled flooring, ceiling light fitment.

Bedroom 2: 10' 1" x 9' 8" (3.08m x 2.94m)
Double Bedroom with window to front, carpet, TV point, radiator, ceiling light fitment.

Tenrood:

Entrance: Front door opens to hallway that gives access to the Kitchen, Living Room, Bathroom and stairs to upper floor. Large storage cupboard under stairs, vinyl flooring, ceiling light fitment, radiator.

Living Room: 13' 3" x 13' 1" (4.04m x 3.98m)
Spacious room with dual aspect windows, wood burning stove with wooden surround and mantel piece and stone hearth, TV and telephone point, alcove with 2 storage cupboards, vinyl flooring, ceiling light fitment, radiator.

Kitchen: 12' 8" x 12' 4" (3.86m x 3.77m)
Wall and base units, worktops and tiled splash back, built in oven and grill, 1.5 sink drainer, integrated hob, space for dishwasher and kitchen table, large window to front, wood panelled to dado level, tiled flooring, ceiling light fitment, radiator.

Utility Room/Rear Porch: 15' 8" x 5' 11" (4.78m x 1.80m) Wall and base units, worktops, space for undercounter fridge and washing machine, window to side, oil boiler, tiled flooring, ceiling light fitment, back door.

Bathroom: 9' 4" x 6' 8" (2.84m x 2.04m)
3-piece suite comprising of bath, WC and hand wash basin with wall mounted mirror above, frosted window to rear, vinyl flooring, ceiling light fitment, radiator.

Stairs to upper floor: Carpeted staircase lead to upper floor landing which gives access to Bedroom 1 and Bedroom 2. Built in base units and worktop, skylight to rear, carpet, ceiling light fitment.

Bedroom 1: 20' 1" x 13' 5" (6.13m x 4.09m)
Large double Bedroom with window to front, TV and telephone point, partly coombed ceiling, carpet, ceiling light fitment, loft hatch, radiator.

En-Suite: 6' 3" x 6' 2" (1.90m x 1.89m)
3-piece suite comprising of shower cubical, WC and hand wash basin, frosted window to rear, tiled flooring, partly coombed ceiling, ceiling light fitment, radiator.

Bedroom 2 : 13' 6" x 13' 5" (4.11m x 4.09m)
Good-sized double Bedroom with window to front, carpet, ceiling light fitment, partly coombed ceiling, radiator.







Outside: Tenrood sits on approximately 3.4 acres of ground which benefits from a large garden partly laid to lawn with mature trees, shrubs, bushes, plants and flowers. There is an orchard with apple, pear and hazel nut trees, a courtyard garden set in levels with a patio area, flowers, plants and bushes located between the 2 properties, a large U-shaped steading with power and light that houses a workshop, storeroom and a shed. There is also a stream running next to Tenrood Mill, stick stores and ample off-road Parking.

EPC Tenrood: D

EPC Tenrood Mill: E

Council Tax Band Tenrood: C

Council Tax Band Tenrood Mill: D

Tenure: Freehold

Tenrood: Approx. 102m²

Tenrood Mill: Approx. 97m²

Do you want the best mortgage for you?

A Mortgage Advisor from our offices will be pleased to provide you with mortgage advice and recommendations unique to your individual circumstances. With our mortgage sourcing system we will review the best deals available from the UK's banks and building societies. For a free mortgage appointment, contact financial@peterkins.com or telephone 01542 882537. We may not be able to act for purchasers of the particular property. Authorised and Regulated by the Financial Conduct Authority. Your home may be repossessed if you do not keep up repayments on your mortgage. Written quotations are available on request.

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.

peterkins

Aberdeen | Huntly | Inverurie | Keith | Alford

Keith

Tel 01542 882537 **Fax** 01542 886176 **Email** keithprop@peterkins.com