



THE MILL STEADING,
3 CULDRIN STEADING, GARTLY
HUNTLY, AB54 4PY

OFFERS OVER £350,000

peterkins



The Mill Steading,
3 Culdrain Steading,
Gartly, Huntly
AB54 4PY

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- Converted Steading
- Fully Renovated
- Spacious Dining Kitchen
- Bright and Airy Lounge with Wood Burning Stove
- Great-Sized Upper Lounge
- 4 Double Bedrooms 1 with En-Suite
- Utility Room/ Rear Porch
- Side & Rear Garden
- Single Garage with Power and Light
- Off-Street Parking for several vehicles
- Oil Central Heating
- Double Glazing

Viewing contact Peterkins
(01466) 799352

Council Tax: F
EPC: C
Freehold

Description: Peterkins are delighted to offer for sale this well-presented converted Steading nestled in a peaceful and idyllic location, only 4 miles from the town of Huntly. The spacious accommodation is set over 2 floors and comprises a modern Dining Kitchen, bright and airy Lounge and Upper Lounge, 4 good-sized double Bedrooms 1 with En-Suite and a Utility Room/Rear Porch. The Mill Steading has been lovingly renovated to a high standard. There is a side and good-sized rear garden mainly laid to lawn with mature and established trees, bushes, shrubs and plants. There is a large garden shed, off-street parking to accommodate several vehicles and a single garage. Early viewing is highly recommended to truly appreciate all that this unique property has to offer.

Location: The property is located between the town of Huntly and the village of Gartly. The nearest amenities can be found in the towns of Huntly and Inverurie. Aberdeen and Elgin are also within commuting distance, being less than an hour's drive away. **Huntly** has a population of just over 4,500 situated on the main road and rail route between "The Granite City" of Aberdeen and Inverness. Huntly is well known for the beautiful Huntly Castle overlooking the Gordon Schools. There are a variety of leisure amenities as well as shopping facilities (including two supermarkets). The town also has a Health Centre and hospital. Primary Education is available at Gordon Primary and secondary schooling is available at The Gordon Schools.

Directions: Travelling from Huntly on the A97 towards Rhynie. Follow the road for approximately 4 miles and the steading will be located on your left-hand side clearly indicated by Peterkins For-Sale sign. Turn left on the track road and keep to the left until reaching the property indicated by Peterkins For-Sale sign.

Entrance: Floor to ceiling glass panelled windows and front door leads from the courtyard garden to the 1.5 story bright and airy Reception Hall. Velux window, wall light fittings, laminate flooring, pine skirting boards and radiators. The Reception Hall provides access to the Dining Kitchen, the hallway to the right and hallway to the left and a view of the Upper Lounge balcony.

Dining Kitchen: 27' 10" x 15' 10" (8.48m x 4.82m)

Beautiful Wren Kitchen (fitted 2022) with ample wall and base units, under unit lights, plinth heaters, wine rack, walnut worktops, solid quartz worktop next to the large sink, integrated dishwasher, microwave and wine cooler, space for American style fridge/freezer, Range (not included in the sale), cooker hood, built in storage cupboard houses the oil boiler, water filter system and plumbing for the American style fridge/freezer, dual aspect windows, space for kitchen table, laminate flooring, oak skirting boards, ceiling light fitting and downlights, coving, Rako multifunction Smart light system, access to the Utility Room/Rear Porch and carpeted staircase with wooden banister leads to the Lounge.



Utility Room: 7' 11" x 4' 7" (2.42m x 1.39m)

Base units from Wren with built in washer and dryer, walnut worktop, sink, back door, oak skirting boards, laminate flooring, ceiling light fitment, coving, radiator, access to the Dining Kitchen.

Lounge: 24' 3" x 15' 10" (7.40m x 4.83m)

Spacious room with dual aspect panelled doors and windows doors provide lots of natural light and gives access to the rear garden and to the tarmacked parking area. Vaulted ceiling, wall mounted corner Elm shelves, TV point for wall mounted television, telephone point (fibre optic) and additional TV point, curved circular wood burning stove with decorative stone surround, Elm mantel piece and slate hearth, carpet, ceiling light fitments, radiators, carpeted staircase with wooden banister leads to the Upper Lounge.

Upper Lounge: 42' 2" x 13' 9" (12.84m x 4.19m)

The Upper Lounge is roomy and bright and provides an additional public room which overlooks the Lounge and Reception Hall through the wooden balustrades located on each end of the room. The 8 Velux windows provides lots of natural light, TV point, carpet, access into 2 fully floored eave spaces with carpet, power and light fitments, provides ample storage.

Right Hallway: Provides access to Bedroom 1 and Bedroom 4. Carpet, ceiling light fitment, coving, pine skirting boards, radiator, window to front with deep window sill.

Bedroom 1: 12' 5" x 10' 3" (3.78m x 3.13m)

Master Bedroom with window to rear overlooking the garden, fitted mirrored wardrobe with clothes rails, shelves and drawers, TV point, carpet, ceiling light fitment, radiator, access to En-Suite.

En-Suite: 10' 2" x 6' 2" (3.10m x 1.89m)

Modern 3-piece suite (fitted 2024) comprises a large walk in shower with anti-slip shower tray and dual shower heads (waterfall and hand held shower heads), tiled walls and built in shelf, WC with decorative Elm panelled wall and shelf behind and a double hand wash basin with built in storage below and tiled splash back above with a large anti-fog bathroom mirror cabinet with built in shaver point and touch sensor light, heated towel rail, laminate tile flooring, downlights, coving, high skirting boards, skylight.

Bedroom 4: 14' 0" x 10' 4" (4.28m x 3.15m)

Good-sized double Bedroom currently used as a home office, window to rear overlooking the garden, TV and telephone point, carpet, ceiling light fitment, radiator.

Left Hallway: Provides access to the Bathroom, Bedroom 2 and Bedroom 3. Carpet, ceiling light fitment, coving, window to front overlooking the courtyard.

Bathroom: 10' 3" x 8' 11" (3.12m x 2.72m)

4-piece Bathroom suite comprises a bath with wet wall splash back, shower cubical, WC and hand wash basin with ample built in storage below and stainless steel splash back and a mirrored touch sensor vanity unit above with built in shaver point, heated towel rail, skylight, vinyl flooring, ceiling light fitment, coving.

Bedroom 3: 10' 3 x 10' 3" (3.11m x 3.12m)

Double Bedroom with window to rear, built in double wardrobe with clothes rail and shelf, carpet, ceiling light fitment, radiator.

Bedroom 2: 14' 0" x 11' 10' (4.27m x 3.61m)

Great-sized double Bedroom, window to front with deep window sill, built in double wardrobe with clothes rail and shelf, carpet, ceiling light fitment, coving, radiator.







Outside: The Mill Steading is a beautifully presented linked dwellinghouse that forms a part of a impressive steading development. There is a large courtyard garden located to the front of the property which is shared with the two adjoining properties. The courtyard garden is laid in chipped stones and shrubs with a slabbed pathway that leads to the front door. The rear and side garden is mainly laid to lawn with mature and established trees, bushes, shrubs, plants and flowers. There are a couple of apple trees, a herb garden, a large garden shed with power and light and a large slabbed patio area perfect for BBQs and alfresco dining. The Mill Steading also benefits from an end-terraced good-sized single garage with power and light and a generously sized tarmacked driveway to accommodate several vehicles.



After a reasonable period of advertisement, a closing date for offers may be fixed and all parties who have **SPECIFICALLY** registered an interest will be advised. Notwithstanding the foregoing, the sellers reserve the right to enter negotiations and conclude a bargain with any interested individual. All offers should be addressed to Messrs Peterkins, Solicitors, 3 The Square, Huntly.

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 01466 799352. 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.

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