

CULFOSIE COTTAGE,
GLENBUCHAT, STRATHDON

OFFERS OVER £154,000

peterkins













Culfosie Cottage
Glenbuchat
Strathdon
AB36 8TQ

Offers Over £154,000

- 2 bedroomed detached cottage in the heart of the Cairngorm National Park
- Open plan lounge/dining/kitchen with multi fuel burner
- 2 double bedrooms
- Sun lounge with views over the secluded mature garden grounds
- Double glazing
- Electric heating
- Wayleave granted for fibre to be connected to the property
- Set within 0.5 acre of mature garden grounds

Viewing by appointment only please contact Peterkins on (01467) 672800

EPC: F
Council Tax Band: C

Description: Situated within an idyllic location in the picturesque Glenbuchat area of Strathdon, we offer for sale this 2 bedroomed detached cottage set in approximately 0.5 acre of mature garden grounds. The cottage benefits from a bright and airy entrance sun lounge which leads to an inner hallway giving access to a generous open plan kitchen/dining/lounge with multi fuel burner. There are 2 double bedrooms and a good sized modern shower room. The cottage enjoys a secluded position with south facing aspect set in approximately 0.5 acre which is mainly laid to lawn with mature trees and a lovely seating area ideal for enjoying the stunning views and peaceful location. Viewing is highly recommended to appreciate the location and accommodation on offer.

Location: Located within the scenic Glenbuchat area in the Cairngorms National Park. The picturesque village of Bellabeg is only 5 miles away with a shop, post office, medical centre, and local Strathdon Primary school. Bellabeg is also host to the annual Lonach Gathering & Highland games; which attracts thousands of visitors to the village each year. The locality provides endless beautiful walks, stunning countryside, a variety of outdoor activities, and the Lecht Ski Centre & School is only a 30 minute drive away. Nearby Glenbuchat Hall, provides a social hub for the local community offering concerts, pop-up cafes, musical entertainment, and a venue for events. The nearest town to Glenbuchat is the popular and growing town of Alford, only 16 miles away. Alford provides a excellent selection of local amenities including a health centre, post office, hotels, shops, and secondary school at Alford Academy. There are also regular bus services available from Alford with links to Aberdeen, Westhill, Kintore, and Kemnay. The city of Aberdeen is located 40 miles away with superb shopping and leisure facilities and an International airport.

Directions: From Alford travel west on the A944 for approximately 5 miles and turn left onto the A97. Continue for approximately 7 miles, turn right at the signpost for Glenbuchat and continue until reaching Easter Buchat Farm on the right hand side. Follow the road straight to the end and you will reach Culfosie Cottage.

Entrance Sun Room: 15'5" x 12'0" (4.7m x 3.65m) A bright and airy sun room with windows on 2 sides to enjoy the lovely mature garden. Light fitment and curtains will remain. Door leads to the modern shower room. Also, from the sun room you access the inner hallway of the cottage. Laminate style click flooring.

Hallway: The hallway gives access to the open plan lounge/dining/kitchen and the 2 double bedrooms. Light fitment, electric meter/fuse box, coat hooks. Carpet.

Lounge/Dining/Kitchen: 15'7" x 13'1" (4.75m x 4m) An inviting open plan space with the focal point being the multi fuel burner with wooden mantel, a good range of fitted base cabinets and larder cupboard with wooden frontals and co-ordinating worktop, stainless steel sink with double drainer and taps, under counter fridge and slot in cooker. Window to the rear, blind and curtains. Ample space for a lounge seating area and also plenty space for a dining table and chairs making this the hub of the home. All walls have wood paneling adding to the charm and character of the cottage. Carpet.





Bedroom: 13’6” x 8’8” (4.1m x 2.6m) A good sized double bedroom with wood paneling, window to front with curtains, storage cupboard, light shade, electric panel heater and carpeted floor.

Bedroom: 10’2” x 8’4” (3.1m x 2.5m) Another good sized double bedroom, wood paneling, window to rear with curtains, light shade, electric panel heater and carpeted flooring.

Shower room: Fitted with a modern white wash hand basin, WC and large shower enclosure. There is aqua paneling around the shower and behind the WHB and WC. Electric shower. Electric ladder style heater. Window with blind, light shade and laminate style click flooring.

Outside: The property benefits from mature garden grounds, mainly laid to lawn and lovely mature trees, there is a good sized wood store and 8’ x 10’ grey composite shed, ideal for gardening tools. There is a lovely patio area situated in an elevated spot to make the most of the stunning views.

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 01467 672820. 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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