



SMITHY CROFT, GLENKINDIE ALFORD, AB33 8RX

A traditional stone dwellinghouse with surrounding land and garden area in a scenic and picturesque rural location in Upper Donside.

A compelling refurbishment project within a spacious plot with readily accessible roadside location, extending to approximately 0.18 hectares (0.45 acres) or thereby.

**For sale as a whole
OFFERS OVER £95,000**

To view the property or for further information please contact:

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Aberdeen & Northern (Estates) Ltd
Thainstone Centre
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Directions

From Aberdeen take the A944 Alford road through Dunecht, Ordhead and Tillifourie and turn left onto the minor road signed 'Tough and Muir of Fowlis'. After four miles turn right at the crossroads onto the A980 towards Muir of Fowlis and the turn next left where signed Towie. Continue for approximately 5 miles and turn right where signposted 'Milltown of Kildrummy', continue for 1 mile and Smithy Croft is on your right as shown on the Ordnance Survey extract.

Situation

Smithy Croft is situated approximately 33 miles west of Aberdeen in a beautiful location on Upper Donside. The countryside of the locality remains entirely unspoilt and combines magnificent highlands scenery with fertile farmland in the river valley. Primary schooling is available at Towie or Lumsden while secondary schooling is available in Alford.

Property Details

This traditional Aberdeenshire stone dwelling house would benefit from refurbishment, although is currently in wind and watertight condition. The accommodation comprises: Sitting Room, Kitchen, Bathroom and two Bedrooms. The footings of a stone outbuilding remain to the north of the dwellinghouse, which might be an additional development opportunity, subject to the appropriate consents.

Extending to the east is an expansive garden area, which is currently overgrown, but would make a substantial market garden or more formal garden area.

Local Authority

Aberdeenshire Council, Viewmount, Allardice Street, Queens Road, Stonehaven

Services

Private Water, Mains Electricity, Private Drainage.

Rights of Access

Access is taken directly off of the public road network, whilst retained rights allow access across a private track, allowing an alternative access to the eastern portion of the land.

Offers

In full Scottish legal terms, should be forwarded to this office

Council Tax

Band D

Note

Prospective purchasers should note that unless their interest is formally intimated to the selling agents following inspection, the agents cannot guarantee that notice of a closing date for offers will be advised and consequently the property may be sold without notice.

Whilst every care has been taken in the preparation of these particulars, they are not warranted and will not form part of any contract.

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