

Lagual Farmhouse, Braes of Glenlivet, Banffshire, AB37 9JS



We are delighted to offer this two bedroomed stone built Croft/Farmhouse situated in a remote part of the scenic Braes of Glenlivet.

DETACHED STONE BUILT HOUSE

TWO DOUBLE BEDROOMS

REMOTE RURAL LOCATION

SCENIC BACKDROP

PRIVATE WATER SUPPLY

SET IN APPROX. 0.3 ACRES

IDEAL PROJECT OPPORTUNITY

PARTIAL ELECTRIC HEATING

**Offers Over
£88,000**

We are delighted to offer this two bedroomed stone built house situated in a rural location of the scenic Braes of Glenlivet and set within the spectacular landscape of The Cairngorms National Park.



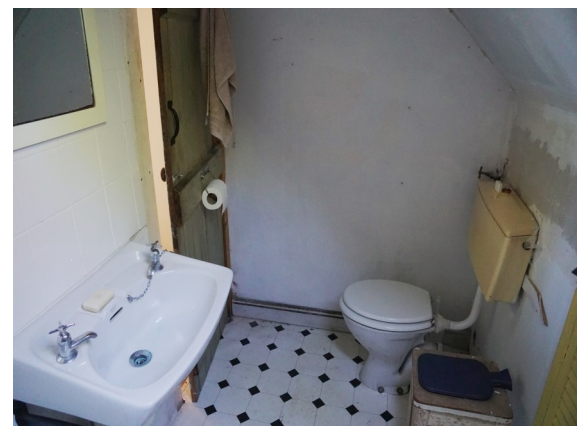
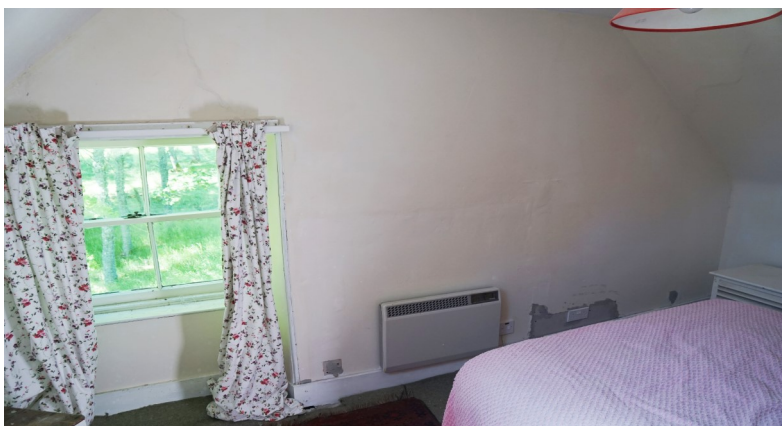
This attractive stone built Croft/Farmhouse with slate roof is located in a remote scenic location of The Braes of Glenlivet, set within approximately 0.3 acres of wooded hillside, approximately one mile from the Chapeltown road via the Bochel Farm and set amidst the magnificent backdrop of the Upper Banffshire Hills.

The property would be ideal as a holiday home due to the remote, scenic location or as a refurbishment project/investment opportunity.



The good sized accommodation comprises: Kitchen/Dining Room, Porch, Utility Room, Front Hall, Living Room, Box Room adjoining, Two Double Bedrooms and Bathroom (incorporating W.C., pedestal wash hand basin and electric shower over bath).

An internal viewing of this property is highly recommended to see the full potential available.

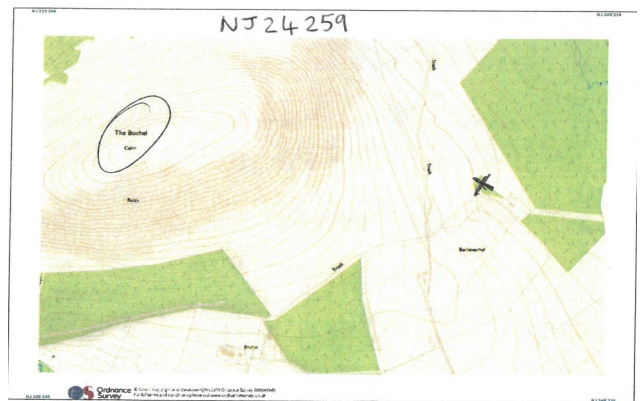
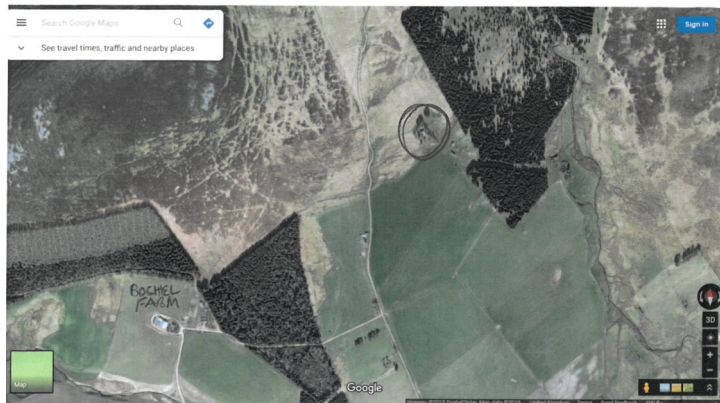


- **Services:**
- Mains electricity installed.
- Private water supply.
- Drainage to septic tank.
- Telephone Line.



- **Access**

Access to the property is by Council road (tarred) to a bridge below Bochel Farm and then by a combination of gravel, rough and rutted tracks to the final gate. The last 300 metres which is down a rough field, requires capability beyond that of the average 4 x 4 for the return journey.



If you are thinking of selling your property, we would be delighted to offer a free valuation. Please contact us on
01309 673836

- Kitchen/Dining Room: 3.45m x 4.50m (11'3" x 14'9")
- Porch: 2.33m x 1.82m(7'7" x 5'11")
- Utility Room: 2.20m x 1.65m (7'2" x 5'4")
- Front Hall: 1.70m x 2.26m(5'6" x 7'4")
- Living Room: 3.60m x 4.5m (11'9" x 14'9")
- Box Room adjoining: 2.1m x 1.85m (6'8" x 6'6")
- Bedroom 1: 3.55m x 4.25m (11'7" x 13'11")
- Bedroom 2: 2.60m x 4.25m (8'6" x 13'11")
- Bathroom: 3.25m x 1.65m (10'7" x 5'4")



SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY

The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only. No representation has been made by the seller or the agent.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Any measurement, usage or description of the property should be taken as a guideline only and the existence of any Building Warrant/Planning Permission should be verified prior to purchase.