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## Botriphnie Stables, Drummuir, Keith AB55 5JE



This detached four bedroom converted steading enjoys a peaceful rural location in the village of Drummuir, just a few miles from Keith and local amenities, and forms a lovely family home complete with annexe.

**DETACHED CONVERTED STEADING  
FOUR BEDROOMS  
ANNEXE/GRANNY FLAT  
MULTI-FUEL STOVE  
LARGE WRAP-AROUND GARDEN  
GARAGE AND DRIVEWAY  
OIL-FIRED CENTRAL HEATING  
DOUBLE GLAZING  
COUNCIL TAX BAND E  
EPC RATING D  
FREEHOLD  
VIEWING HIGHLY RECOMMENDED**

**Offers Around  
£350,000**

**E1191**

This charming detached four bedroom converted steading enjoys a peaceful, rural location in Drummur, just a few miles from Keith and local amenities, and incorporates an annexe ideal for multi-generational living or to provide a secondary income as holiday accommodation.

The traditional stone-built property is set around a gravelled courtyard and comprises: Modern dining kitchen, vestibule, shower room, study, bedroom and living room with vaulted ceiling and multi-fuel stove. Stairs lead from a vestibule off the kitchen to an attic bedroom. The annexe is accessed from the rear hallway off the living room and is currently rented out as an Airbnb, comprising a bedroom, a further bedroom/living room, and a bathroom. The annexe furniture can be purchased subject to separate negotiation. The property benefits from double glazing and oil-fired central heating, while drainage is via a private septic tank.

A private driveway provides ample parking, while the mature wrap-around garden extends to around 0.83 acres and has a summer house, two timber sheds, woodstores, polytunnels and a greenhouse, attracting visitors such as squirrels and pine martens. There is a detached single timber garage.

We highly recommend a viewing to appreciate the full potential and versatile living space within this lovely family home.























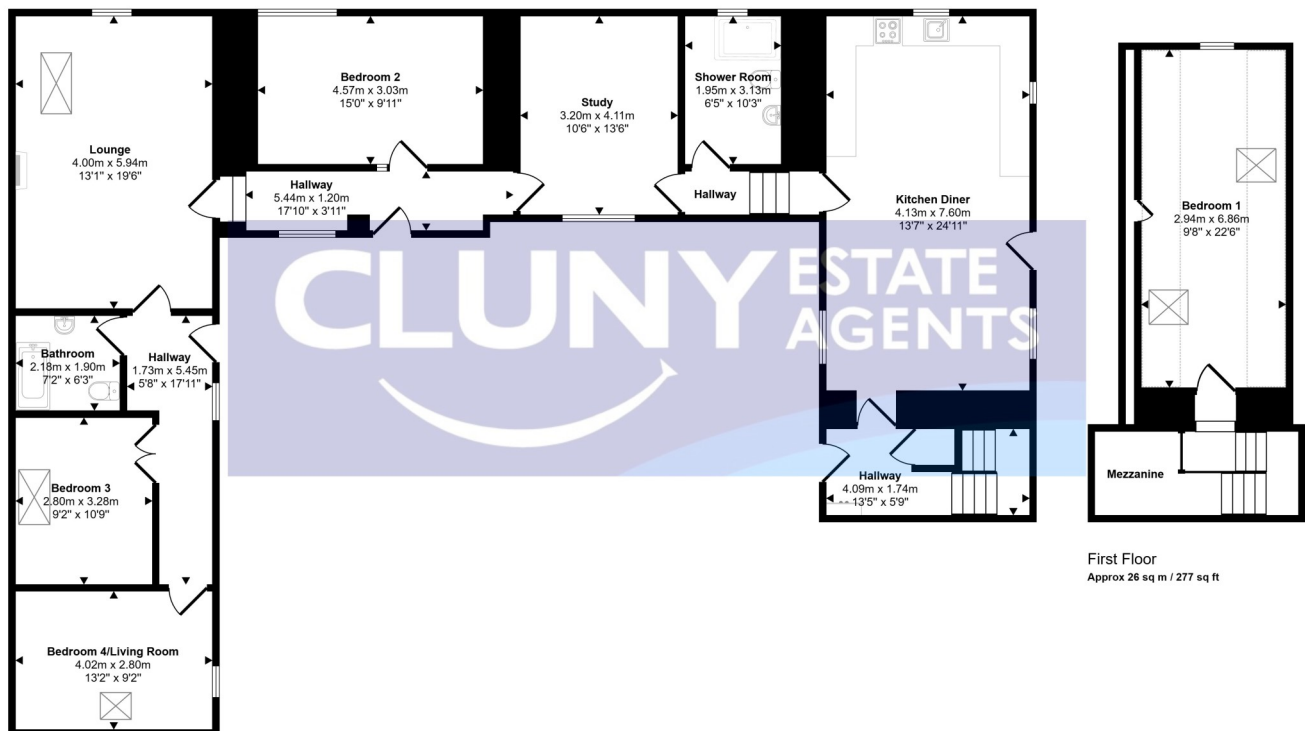
**If you are thinking of selling your property, we would be delighted to offer a free valuation  
Please contact us on 01343 548505**



- |                   |               |                             |               |
|-------------------|---------------|-----------------------------|---------------|
| • Kitchen/Diner   | 4.13m x 7.60m | Annexe                      |               |
| • Shower Room     | 1.95m x 3.13m | • Bedroom 3                 | 2.80m x 3.28m |
| • Study           | 3.20m x 4.11m | • Bathroom                  | 2.18m x 1.90m |
| • Bedroom 2       | 4.57m x 3.03m | • Bedroom 4/<br>Living Room | 4.02m x 2.80m |
| • Living Room     | 4.00m x 5.94m |                             |               |
| • Attic Bedroom 1 | 2.94m x 6.86m |                             |               |



Approx Gross Internal Area  
177 sq m / 1901 sq ft



First Floor  
Approx 26 sq m / 277 sq ft

Ground Floor  
Approx 151 sq m / 1624 sq ft

 Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

#### 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