

Burrowley Farmhouse

ELLON, ABERDEENSHIRE, AB41 8DY



*A RURAL OASIS AND WILL AFFORD
YOU COMPLETE PRIVACY*



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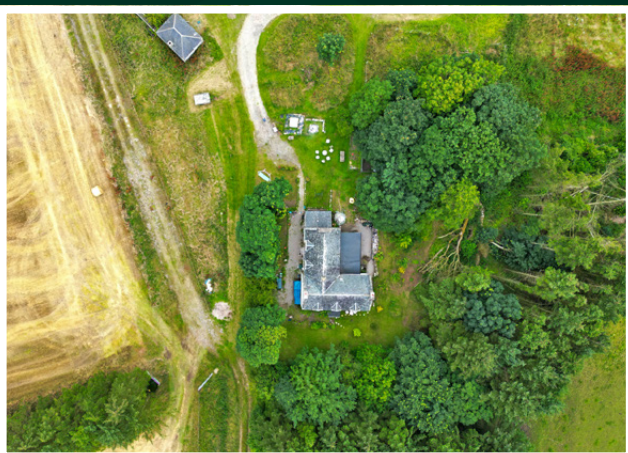


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McEwan Fraser Legal is excited to present an opportunity to purchase a 3-bedroom detached farmhouse in beautiful rural Aberdeenshire. Whilst Burrowley Farmhouse requires renovation and modernization, the asking price reflects the work involved; it holds significant potential and will be an excellent family home once the renovations are completed.



The Farmhouse is a considerable 225m² over two levels, three double Bedrooms, two bathrooms and two reception rooms, an extensive kitchen, a utility room, and an oversized integrated garage. The property has single-glazed sash and casement windows, oil central heating with an exclusive borehole and a septic tank, adding to its appeal.

The ground floor comprises a storm porch leading to the hallway, providing access to all other areas of the house. The large lounge features dual-aspect windows and a multi-fuel stove. The sitting room could be a fourth bedroom. Next is a long narrow bathroom, and opposite is a cupboard under the stairs. Next is the home hub, an extensive Kitchen diner with great preparatory and storage space, a conventional ceramic hob and electric oven, plus a multi-burner commercial gas range cooker and storage cupboard. There is more than sufficient space for a large family dining table. Moreover, a spacious utility room is to the kitchen with a back door leading to the garden.







Kitchen/Diner









Ascending the carpeted staircase with a wooden handrail will lead you to the first-floor hallway, where you'll find three spacious double bedrooms without built-in storage. Completing the accommodation is a fully tiled family bathroom featuring a shower cubicle and separate bath.



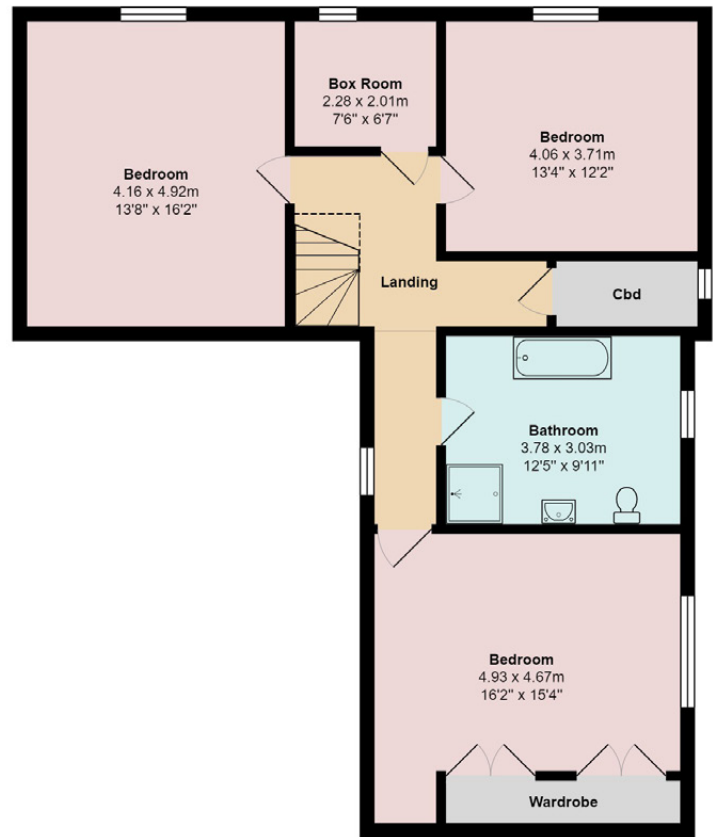


The Bedrooms









Gross internal floor area (m²): 194m²

EPC Rating: F

The property has wrap around rustic garden surrounded by mature woodland, a vegetable patch and a chicken coup, plus a genuine Italian Pizza Oven. There is comfortable off-road parking for several vehicles.

The property is a rural oasis and will afford you complete privacy at the end of a long drive. Across from the property are several steadings not associated with the property. The Farmhouse is an ideal choice for a large or multi-generational family. Given its rural location, a viewing is essential to appreciate its scale value and potential.







Sitting in rich agricultural land, approximately 4 miles NE of Ellon, the Farmhouse is ideally situated for commuting to Peterhead or Aberdeen. , and is close to many coastal beauty spots, including Newburgh, Collieston, and Old Slains Castle.

Ellon provides all local amenities expected of a medium-sized town, including a well-supported weekly farm market at Neil Ross Square, which offers top-quality local food and produce from the surrounding area. Other facilities in Ellon include an NHS health centre, small shops, a post office and a supermarket, several banking options, restaurants, cafés, pubs and local shops.

Education facilities are available in Ellon within 5 miles of the Farmhouse. You are within one mile of the A90 and 25 miles from Aberdeen International Airport at Dyce.



ELLON



ELLON GOLF COURSE

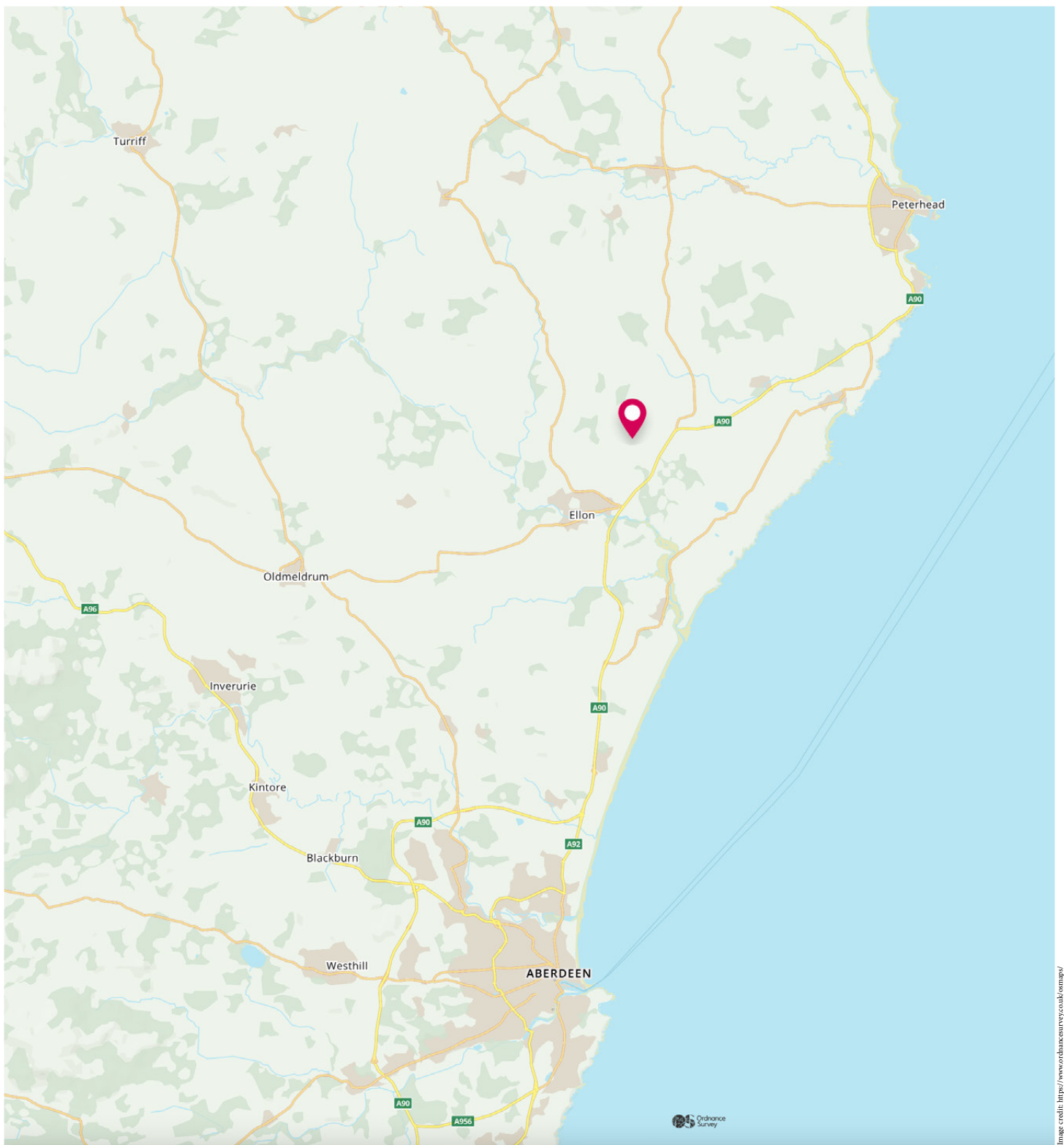


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