

**CORRENNIE COTTAGE**  
MIDMAR, INVERURIE, ABERDEENSHIRE





## CORRENNIE COTTAGE, MIDMAR, INVERURIE, ABERDEENSHIRE.

Striking 4 bedroom detached family home with double garage/workshop, beautiful countryside location and panoramic views.

Midmar 3.5 miles ■ Alford 9 miles ■ Aberdeen Airport 18 miles

- 4 reception rooms. 4 bedrooms
- Impressive family home
- Unique internal accommodation
- Garden grounds extending to around 0.35 acre
- Panoramic views
- Private rural setting

**Galbraith**

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 OnTheMarket





### SITUATION

Corrennie Cottage lies in its own rural setting, adjoined at the front by a minor public road and otherwise woodland to the rear and open views to the front. In close proximity to the small rural settlement of Midmar, the property would be zoned for primary schooling and Dr's surgery at nearby Torphins and secondary schooling at Alford Academy. Both villages have a host of amenities with activities available for young and old.

There is an abundance of wildlife making it a popular location for those looking to enjoy peace, quiet and the freedom that the great outdoors provides, yet it is only 18 miles from Aberdeen and its city amenities. Midmar has easy commuting to the thriving towns of Alford, Westhill, Inverurie and Banchory, all of which provide excellent retail, sport and leisure facilities. Midmar, and Corrennie Cottage has doorstep access to many lovely walks, be they short, long or adventurous, by streams, through woodland, on road or track. All in all, an excellent resource for walking, cycling, horse riding and dog owners. Midmar is within easy commuting distance of Aberdeen city and the new Aberdeen by-pass, Aberdeen International Airport, and Aberdeen Station provide good transport links. Aberdeen provides all the leisure, recreational and entertainment facilities expected of a bigger city.



### DESCRIPTION

Corrennie Cottage has a beautiful and peaceful location in Midmar, a desirable area of Aberdeenshire to the West. The property has stunning open views of the surrounding countryside and generous garden grounds encompass the house. The boundary extends to around 0.35 of an acre in total. The property offers an exceptional family home and extends over two levels with a most striking octagonal shaped conservatory. Upon entering the vestibule, the traditional features set an impressive tone with natural granite walls and a slate floor. The true heart of the home is the impressive farmhouse kitchen with central island ideal for informal dining. Twin Belfast sinks have a chrome mixer and separate pull-out spray tap. The red electric Aga adds to the warmth in the room with glass splashback. Other appliances include a co-ordinating red Aga fridge freezer, oven, ceramic hob, microwave and dishwasher. The exposed granite wall and natural slate floor complete the look. A utility room with WC is located off the kitchen with an external door to the garden. The dining room with its limestone tiling and fresh décor is a peaceful room and the picture window really maximises the view. The flow of the public rooms continues through an entrance hallway into a beautiful open-plan lounge, a granite fireplace and wood burning stove create an atmospheric focal point.



The outstanding feature of this home is the incredible octagonal conservatory, panoramic views can be enjoyed from every angle, whilst natural light and warmth flood in. It is worthy of note, that on the lower level of the conservatory, there is a bedroom, which could be equally used as a home office and shower room. The external door access here offers versatility to the rooms, ideal guest accommodation or if used as an office, visitors could come and go with minimal fuss to the main house. On the upper level of the main house ample bedroom accommodation is provided. Three well presented, double bedrooms are located and are all served well by an immaculate family bathroom. The expansive landing here with solid oak flooring offers additional space for a home office and has been fitted with shelves and additional storage cupboards.

The current owners have invested a lot of time and commitment to Corrennie Cottage and have enhanced and upgraded the property at every opportunity. Windows are all double-glazed casements. The extension to the rear has been completely re-clad and a great deal of thought and detail has gone into insulation throughout the property. Solid timber has been used where possible. The external larch cladding will weather naturally and there are 14 photovoltaic panels mounted on the south-west roof face of the garage. The electricity generated by the panels supplies the property. Under floor heating to the ground floor is highly effective and the house is heated by an air source heat pump system installed in 2020. It is also worthy of note that the property benefits throughout from ample cupboard storage.

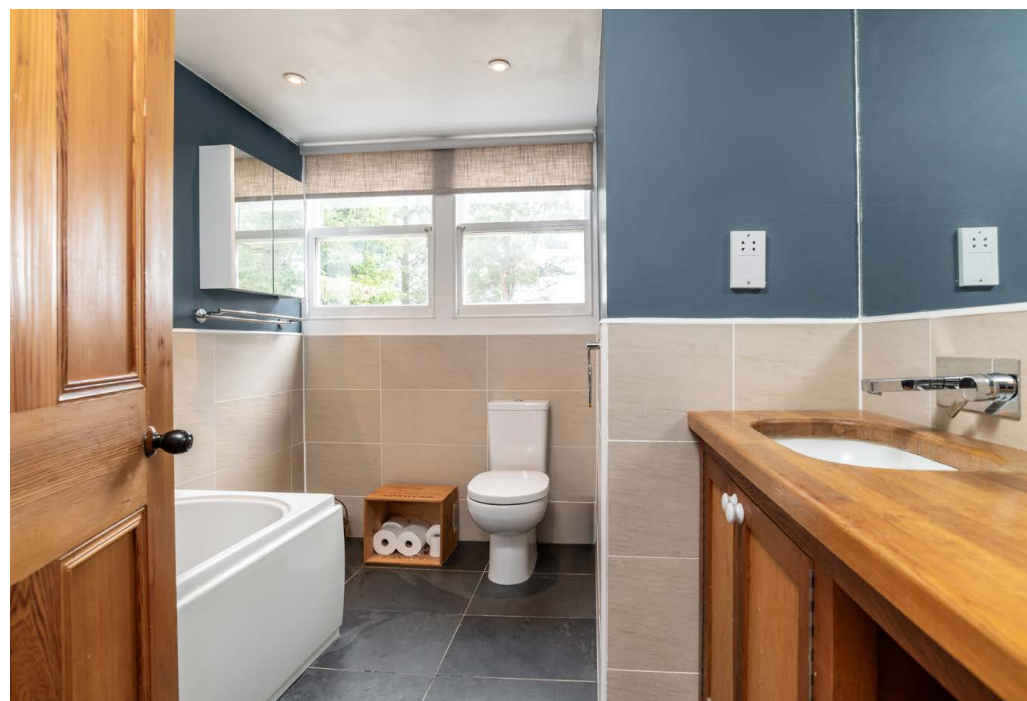
### ACCOMMODATION

Ground floor: dining/living room, sitting room, inner hall, rear extension, vestibule, kitchen/dining room, utility room with WC off, connecting passage, shower room, bedroom 4.

First floor: 2 bedrooms, landing/study area, bedroom, bathroom, sunroom.

### GARDEN GROUNDS

The garden grounds surround the property and enjoy stunning open views across the surrounding countryside. The tarred driveway leads to ample parking in front of the double garage. Gated at the rear for additional security, a gravelled area provides additional parking, whilst the expansive mature lawn is an ideal safe environment for both children and pets to enjoy. The summer house is also an ideal place to enjoy the grounds and watch the wildlife. The front garden is enclosed by a stone wall and timber fence is a tranquil haven for gardeners with vegetable beds, greenhouse and a polytunnel. Patios provide seating areas to enjoy the surroundings and especially the far-reaching views.





The double garage/workshop has been well appointed with a concrete floor, concrete block walls, timber clad gables and a pitched roof. It is fitted with 2 pairs of timber vehicle doors, a timber side door, and there is a fixed timber stairway to the upper level. The upper level is floored and has double-glazed windows in the south-facing gable. The ground floor area is 39 sqm and the upper-level area is 34 sqm. Adjoining the double garage/workshop is a storage shed with internal access from the garage and a timber external door.

#### SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
Private	Mains Solar Panels	Septic Tank	Freehold	Air to water heat pump system	Band G	C

#### DIRECTIONS

Travelling from Aberdeen on the A944, at Millbank take a left turn onto the B993 to Torphins road, continue for 1.8 miles and take the turning to right sign posted Baudygaun, Tolmauds, Ennets. The property is a short distance up on the right-hand side.

#### POST CODE

AB51 7NQ

#### WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: hamper.contracts.bits

#### VIEWINGS

Strictly by appointment with the Selling Agents.

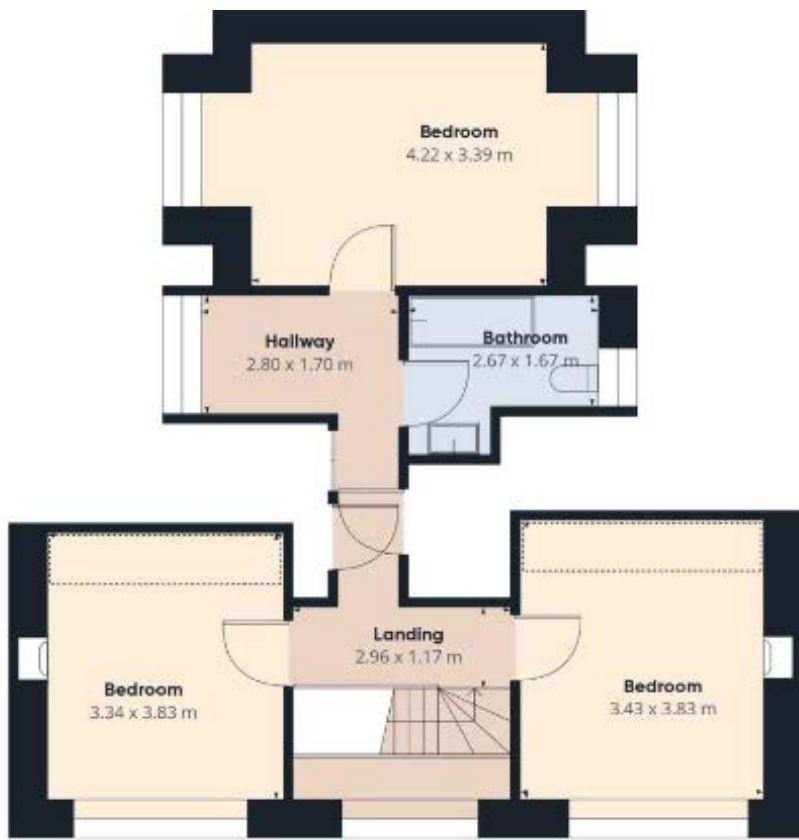
#### ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified.

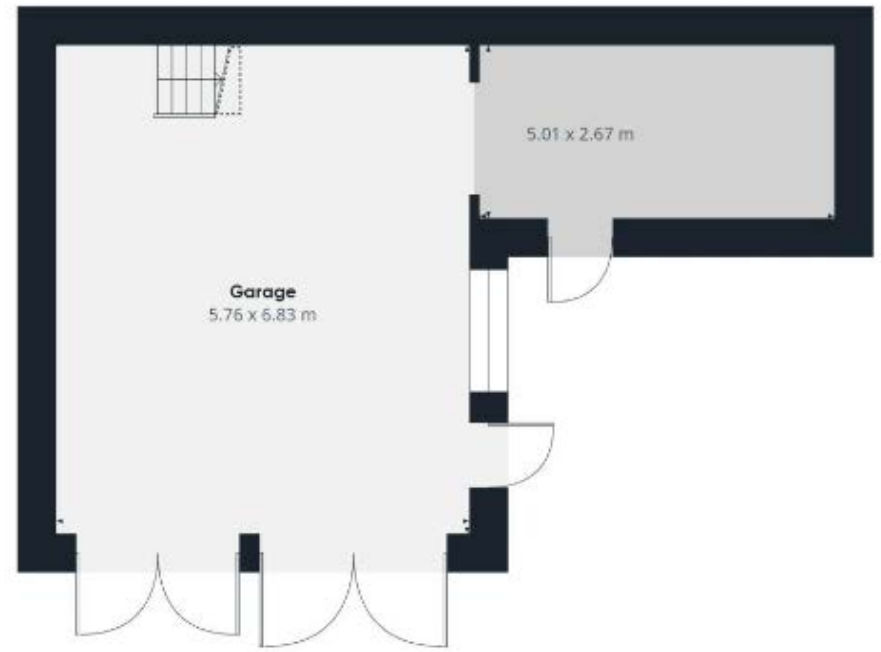
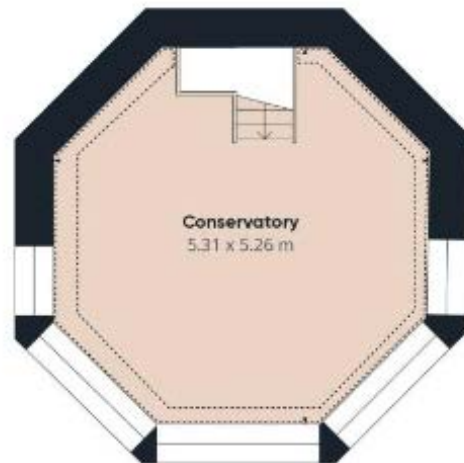
Failure to provide required identification may result in an offer not being considered.



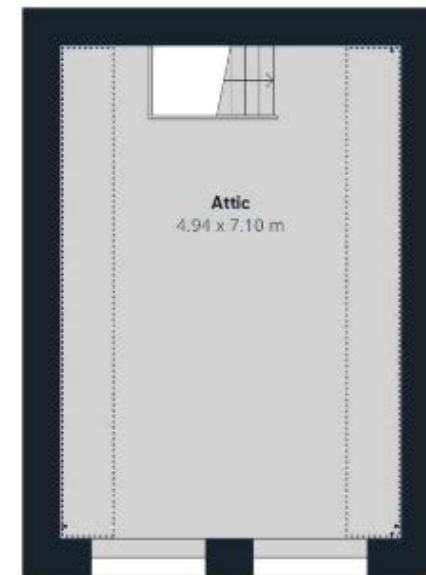




Floor 1 Building 1



Floor 0 Building 2



Floor 1 Building 2

## IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in April 2024





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