



South Leylodge Farmhouse, Kintore

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South Leylodge Farmhouse, Kintore, AB51 0XY

A beautifully maintained traditional farmhouse with fabulous cottage close to Aberdeen.

Inverurie 5.7 miles, Westhill 8 miles, Aberdeen Airport 8.2 miles, Kingswells 10.6 miles, Aberdeen 13.5 miles

Reception hall | Sitting room | Study/bedroom 4
Kitchen/breakfast room | Utility | 3 Bedrooms
Family bathroom | Large gardens | Garage | EPC rating D

Cottage/annexe

Open plan sitting room with kitchen/dining
Bedroom | Bathroom | EPC rating C

The property

South Leylodge Farmhouse offers an exciting opportunity to purchase a versatile property with excellent connections to Aberdeen and beyond. It offers a light-filled main home with a range of stylish accommodation across two floors and an attractive annexe with excellent potential for rental or multi-generational living.

The main home is entered via a central reception hall with a stairway and store cupboard, opening initially into the two corniced bay-windowed rooms. The sitting room has a cosy stone-built feature fireplace with a log-burning stove and the second room is currently being used as a bedroom. Further is the 21 ft. kitchen and breakfast room, with its range of handsome exposed timbers and brickwork, comprising an array of wooden wall and base cabinetry, worksurfaces and appliances, with ample space to dine. From here is a useful adjacent utility room and a multi-aspect study. Completing the floor is a study/bedroom 4 and a family bathroom with separate walk-in shower.

Occupying the first floor is a pair of bright and well-proportioned bedrooms with elevated aspects through bay windows.

Cottage/Annexe

Behind the farmhouse is the single-storey stone-built vaulted cottage, which benefits from a generously sized sitting room with a feature stone fireplace opening to a kitchen, as well as a bedroom, modern shower room and a private sun terrace.

Outside

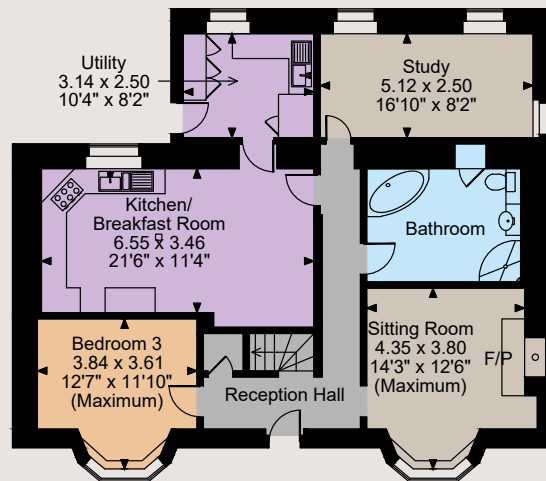
The property lies within a picturesque rural plot with far-reaching countryside aspects, approached via a gated brick-laid driveway with low stone walls surrounding. There is ample parking and a detached stone-built garage further. The brick terrace flows around the main home, with a decorative pond and planter.

The main home also benefits from solar panels. The garden flows further into large lush divided lawns, which feature a wealth of colourful herbaceous planting schemes, hedging, taller trees and an established kitchen garden.

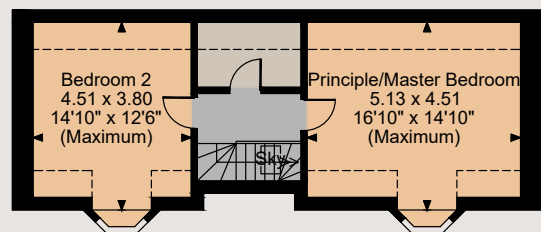




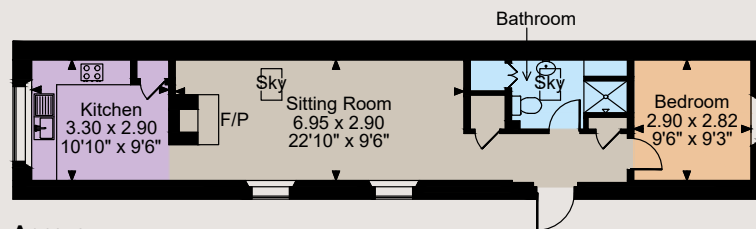
South Leylodge Farmhouse, Kintore
Main House internal area 1,506 sq ft (140 sq m)
Garage internal area 163 sq ft (15 sq m)
Annexe internal area 543 sq ft (50 sq m)
Total internal area 2,212 sq ft (205 sq m)



Ground Floor



First Floor



Annexe



The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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Directions

Postcode: AB51 0XY

what3words: ///rewriting.director.impulse

General

Local Authority: Aberdeenshire Council

Services:

Water mains, Drainage private and compliant to current regulations, Electricity mains, Heating oil and air source

Linked solar battery, Solar panel, PV system

Council Tax: Band F

Tenure: Freehold

Fixtures & Fittings: Blinds, white goods and light fittings

Perth

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