



2 MAINS OF WILLIAMSTON COTTAGES

INSCH, ABERDEENSHIRE



2 MAINS OF WILLIAMSTON COTTAGES, INSCH, ABERDEENSHIRE

Attractive semi-detached 3 bed cottage with purpose-built cattery accommodation

Insch 2 miles ■ Huntly 12 miles ■ Aberdeen Airport 21 miles

- 2 reception rooms. 3 bedrooms
- Purpose-built cattery accommodation
- Former highly regarded cattery business
- Comfortable 3 bedroom cottage
- Good road links and ample parking
- Close to a wealth of local amenities

Galbraith

Aberdeen
01224 860710
aberdeen@galbraithgroup.com





SITUATION

Insch is an increasingly popular small town with a railway station and the vastly improved A96 provides excellent commuting to Aberdeen, Huntly, Inverness and Elgin. There is a reputable primary school with secondary education at Inverurie or the Gordon Schools, Huntly. The plentiful amenities include a health centre, a library, a variety of shops including 2 mini supermarkets, a florist and ironmongers to name but a few. In addition, leisure activities include an 18 hole golf course, bowling, the Bennachie Leisure Centre and excellent hillwalking on the nearby Bennachie Range.

DESCRIPTION

Located just some two miles from the ever popular village of Insch and with easy commuting to Huntly, Inverurie and Aberdeen Airport, this three bedroom semi-detached cottage is well placed for easy commuting. Attractively presented with a beautiful sun room overlooking well stocked garden grounds, 2 Mains of Williamson Cottages has well-presented rooms spanning over two levels. The cottage has been modernised and renovated over the years and benefits from a recently fitted modern kitchen and bathroom.

The exterior gardens are home to purpose built cattery accommodation, this family run business was operated for many years and has only just had to cease trading due to family bereavement. With its three bedroom family home, close proximity to the countryside and location adjacent to the A9 providing easy access, this property would make an excellent lifestyle change for any cat lovers who have always dreamed of working for themselves.

The cattery business known fondly as ‘Aristocats’ had a special reputation for providing warm, welcoming and comfortable cat accommodation. Highly respected the business had been a real labour of love accruing many regular customers along with a glowing reputation, with excellent reviews for cat care. The cattery pen is approx. 4.3m x 6m with weatherboard walling. Internal housing for 12 sleeping cubicles and enclosed runs with mesh. Entrance lobby with storage area and secured entrance. It is worthy of note that there is full planning in place for an additional cattery accommodation similar to what is on-site at present. This would allow any new purchaser the opportunity to develop and enhance the site as desired. The business was fully insured and licenced with ample customer parking to the front.

The cottage itself has been extremely well maintained with immaculate décor and quality flooring throughout. Upon entering the accommodation is light and airy and deceptively spacious. The hallway leads to a well-appointed contemporary kitchen which has been recently fitted with a range of wall and base mounted units some with glazed frontage. Integrated appliances include xxxx. The family bathroom has been equally well appointed, with a white three piece bathroom suite and electric shower over the bath.

The lounge has a bright aspect with a window overlooking the rear garden. There is ample space for a variety of free standing furniture. The stonework fireplace houses a multi-fuel wood burning stove adding an extra layer of warmth to the room. Leading on from the lounge the rear hallway gives access to the super sun lounge where the current owner has a dining table and chairs. The sun room offers welcomed additional entertaining space from where the garden can be enjoyed. French doors open out to a patio area. A beautifully presented double bedroom completes the ground floor accommodation.

On the upper level, two double bedrooms both enjoy a high ingress of natural light and have equally been well presented. Ample storage has been provided with built in cupboards on both levels of the property.

ACCOMMODATION

Ground Floor:- Entrance Hallway, Living room, Bedroom, Kitchen, Sun room, Bathroom.

First Floor:- Landing, Two bedrooms, Store room.

GARDEN

Well established garden grounds are located to the front, rear and side of the property. The tarmac and lock block parking spaces to the front driveway offer ample parking for the home owner and previous visitors to the cattery. The rear garden has been beautifully maintained with a variety of mature shrubs, plants and decorative planting. The patio offers a sunny place in which to sit and relax. The ornate pond provides an attractive focal point. The garden is fully enclosed with timber fencing. There are two large wooden storage sheds, one of which houses the environmentally friendly wood pellet boiler.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Property	Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
2 Mains of Williamson Cottages	Mains	Mains	Shared Private Septic tank	Freehold	Wood pellet boiler system	Band C	D

DIRECTIONS

From Inverurie head out the A96, continuing for approx. 11 miles, the property is located on the right hand side as indicated by our for sale board.

POST CODE

AB52 6TX

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: tightest.node.cattle

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.



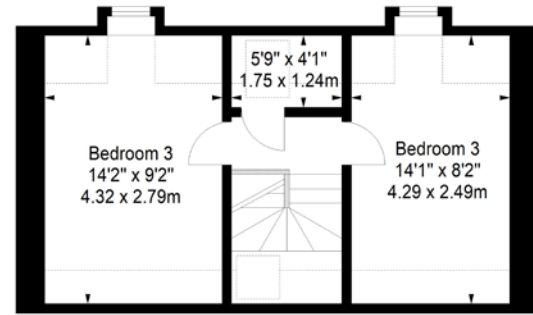




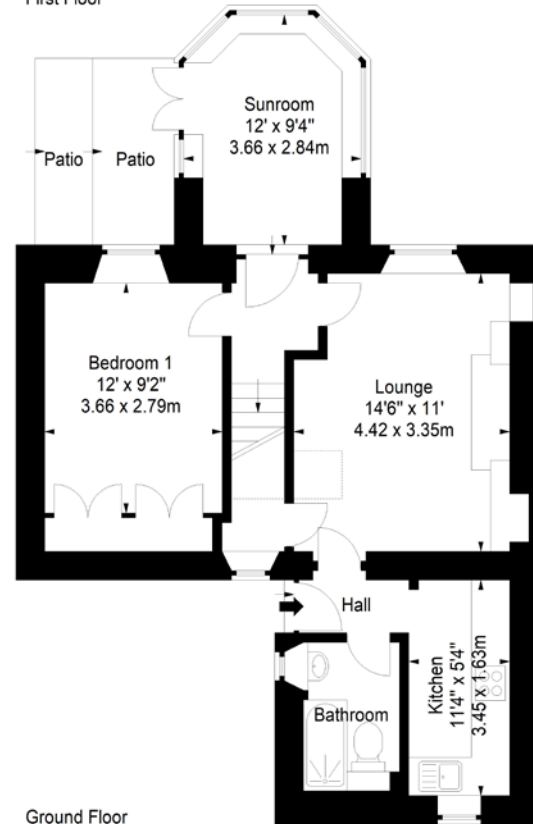
**Mains of Williamston Cottages,
Culsalmond,
Insch,
Aberdeenshire, AB52 6TX**



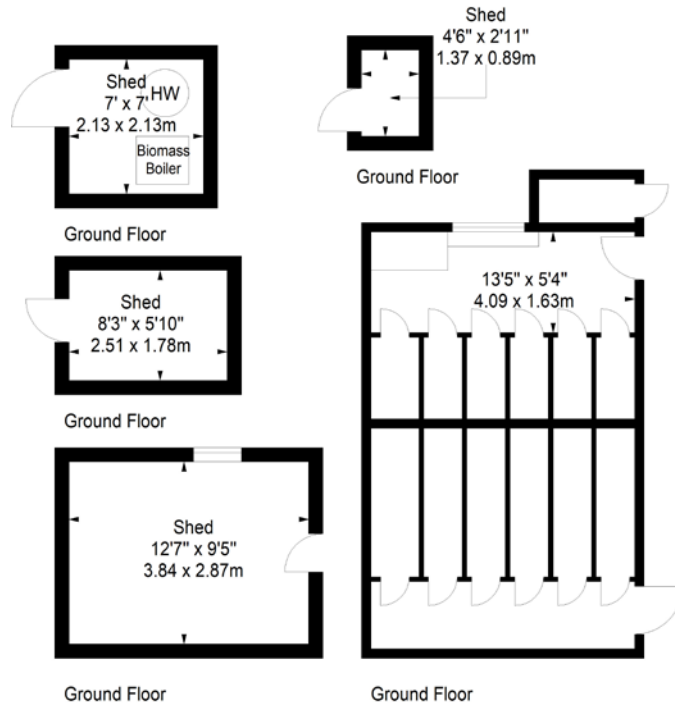
Approx. Gross Internal Area
945 Sq Ft - 87.79 Sq M
Out Buildings
Approx. Gross Internal Area
542 Sq Ft - 50.35 Sq M
For identification only. Not to scale.
© SquareFoot 2023



First Floor



Ground Floor



Ground Floor

Ground Floor

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 May 2023



Galbraith


RESPONSIBLY PRINTED
PLEASE RECYCLE