

**ARONDE**  
COLPY, INSCH, ABERDEENSHIRE







## ARONDE, COLPY, INSCH, ABERDEENSHIRE

Impressive, detached bungalow, idyllic countryside location. Around 1.53 acres and steel frame workshop.

Inverurie 13 miles ■ Huntly 11 miles ■ Aberdeen 27 miles

- 2 reception rooms. 3 bedrooms
- Single level accommodation
- Fresh décor throughout
- Around 1.53 acres in total
- Hardcore driveway for several vehicles
- Detached steel frame workshop



**Galbraith**

Aberdeen  
01224 860710  
aberdeen@galbraithgroup.com

 OnTheMarket



### SITUATION

Colpy is a rural hamlet in the perfect location from which to enjoy the great outdoors. While the surrounding area comprises farmland and open countryside, this part of the northeast of Scotland is also famed for its outdoor pursuits, including walking, mountain biking and golf. The pleasant village of Inch, approximately 6 miles to the southeast, has the closest railway station and provides some smaller local shops, a medical centre, leisure centre and other facilities. Situated approximately 11 miles away, Huntly is an historic town which today offers a wealth of amenities include two major supermarkets, local shops and recreational facilities, including the popular Nordic Ski Centre and Huntly Falconry Centre. The train station provides a direct link to Aberdeen and Inverness, with a connection railway at Inch. A regular bus service also operates to Aberdeen. Inverurie offers a similar range of facilities and train links to Aberdeen city and beyond. Approximately 34 miles distant lies the city of Aberdeen. The international airport provides excellent transport links. The Aberdeen Western Peripheral Route has greatly improved travel in and around Aberdeen, with a quicker and more direct route south. Aberdeen provides all the services expected of a major city, such as business and leisure facilities, theatres, restaurants and a wide range of shopping.

### DESCRIPTION

Aronde is a beautiful, detached family home, sat in around 1.53 acres with a peaceful and quiet countryside location in the small hamlet of Colpy. This is an excellent opportunity to purchase a superb single level family home in immaculate condition throughout. As you enter the house

through the vestibule the main reception hall gives access to most of the accommodation features a double storage cupboard and there is a doorway into the integral garage. The lounge has an attractive bay window overlooking the front and a multi fuel stove is a warm focal point. With semi open plan aspect there is an easy flow through to the dining room and kitchen. The dining room offers ample space for a table and chairs with the kitchen itself having been exceptionally well fitted with a range of contemporary wall and base mounted units. A peninsular unit has an induction hob inset and extractor above. This provides a sociable dining aspect. Accessed from the kitchen is the spacious conservatory, ideal also as a playroom or TV room for children and has French doors opening out to the garden. Next to the kitchen is a handy utility room with a further range of wall and base mounted units and external door access. Continuing along the main hallway, there are two well-presented double bedrooms, both of which benefit from built in wardrobes and with open views of the surrounding countryside. The master bedroom is equally well proportioned, benefiting also from fresh modern decor and a sizeable en-suite shower room. Completing the accommodation is the family bathroom with a four-piece white bathroom suite.

### ACCOMMODATION

Ground floor - Entrance vestibule, hallway, bathroom, living room, conservatory, dining kitchen, main bedroom with en suite shower room, and two further bedrooms.







## GARDEN AND GROUNDS

Aronde sits in around 1.53 acres. The single car garage is attached to the house and has light power and water. The driveway to the front of the house and over to the steel framed workshop can accommodate several vehicles and has been recently laid with hardcore. Mature trees surround the boundary, and the rear paddock is fenced with posts and wire. Garden grounds closest to the house have been fenced and the greenhouse will remain as part of the sale. The grounds offer a superb lifestyle space for all to enjoy.

## OUTBUILDINGS

Two detached Steele framed, pitched roof workshops are easily accessible from the house and have a wealth of potential. The original workshop 40'x20' feet was on site before the previous owners purchased Aronde, since ownership a second larger workshop 60'x 30' was added. The units have an electric vehicle access door to the front, single phase electricity and water.

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

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
Private	Mains	Septic Tank	Freehold	Oil	Band E	E

## DIRECTIONS

From Inverurie head along the A96 towards Huntly for around 11 miles. Turn left at the signpost for Colpy. After around 0.4 of a mile the property is on the right-hand side.

## POST CODE

AB52 6TR

## WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: youths.evoked.kinds

## VIEWINGS

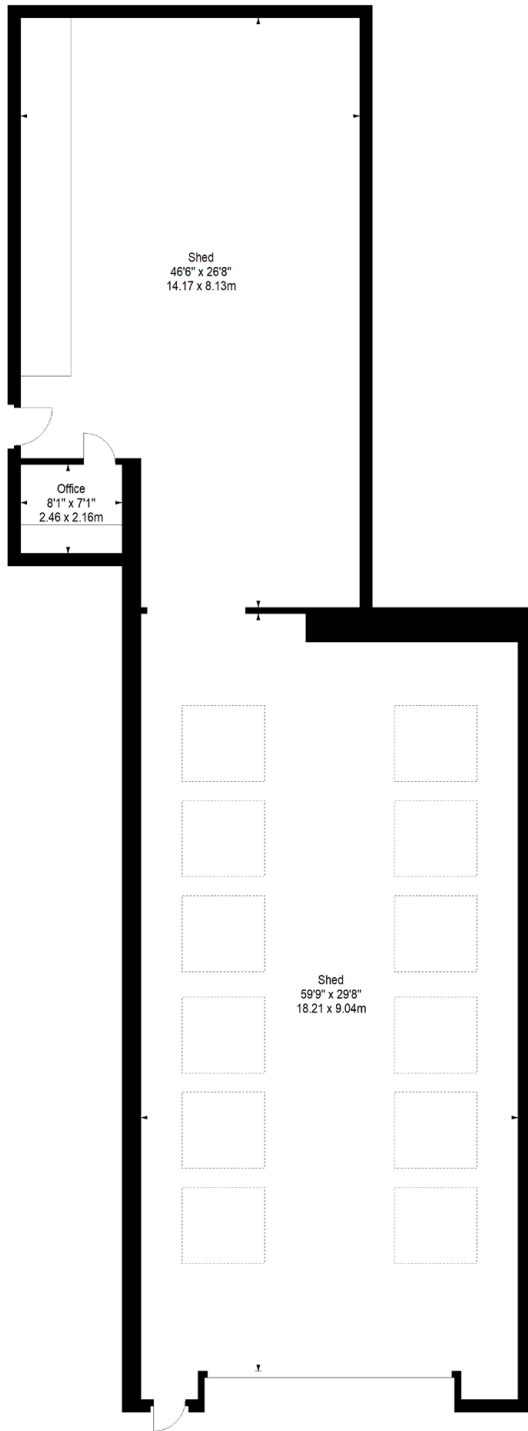
Strictly by appointment with the Selling Agents.

## 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.



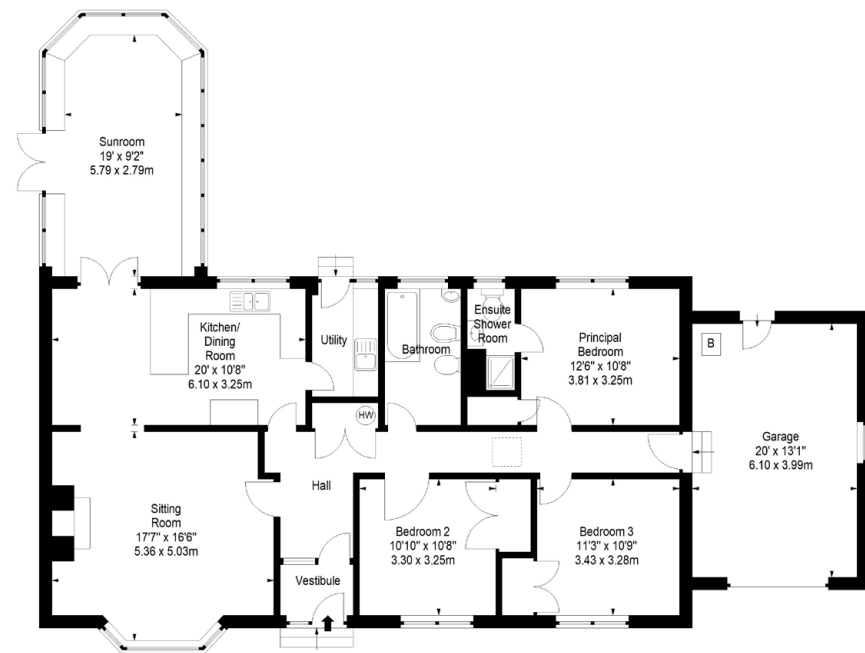


Ground Floor

Aronde,  
Colpy,  
Insch,  
Aberdeenshire, AB52 6TR



Approx. Gross Internal Area  
1766 Sq Ft - 164.06 Sq M  
(including Garage)  
Out Building  
Approx. Gross Internal Area  
2982 Sq Ft - 277.03 Sq M  
For identification only. Not to scale.  
© SquareFoot 2024



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 2024







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