



FORBES PROPERTY
PROPERTY, LETTING & MORTGAGE ADVICE

BUNGALOW FOR SALE

East CairnChina
Lonmay, AB43 8RH
Offers over £300,000

Property Features

- ✓ DETACHED BUNGALOW
- ✓ 3 BEDROOMS
- ✓ 2 RECEPTION ROOMS
- ✓ DOUBLE-GLAZING
- ✓ DUEL FUEL HEATING
- ✓ 3 GARAGES
- ✓ DRIVEWAY
- ✓ 2 OUT OUTBUILDINGS
- ✓ ORCHARD
- ✓ EPC RATING E
- ✓ COUNCIL TAX BAND D
- ✓ 4.5 ACRES OF LAND APPROX
- ✓ FARM MACHINERY FOR SALE (NOT INCLUDED IN SALE)



About The *Property*

Set within approximately 4.5 acres of land, this property is a fantastic opportunity for anyone looking for more space and quieter, rural way of life. The generous outdoor space offers plenty of possibilities, whether that's keeping animals, creating a large garden, giving children room to play, or simply enjoying the privacy and freedom of having land around you. Despite its countryside setting, local amenities and transport links are still within easy reach, offering a good balance between rural living and everyday convenience. With plenty of space and potential, this is a property that gives it new owners the opportunity to really make it their own.

Accommodation Key Features

Spacious Bedrooms:

The cosy and comfortable bedrooms are filled with ample natural light, creating a warm and inviting space to relax and unwind.

Reception Two/ Family Room

The excellent-sized sunroom is filled with natural sunlight, creating a bright and welcoming space. Featuring patio doors, it flows into the spacious living room and dining area, making it perfect for relaxing and entertaining with family and friends

Garden

The property is surrounded by a generous garden, providing ample outdoor space for children to play and enjoy a range of outdoor activities. The garden offers a lovely area for families to relax, entertain and make the most of the outdoors.

Orchard:

The property is complemented by a charming orchard, within the croft grounds with a selection of established fruit trees and home-grown vegetables given you satisfaction of growing your own food

4.5 Acres of land:

The property also benefits from approximately 4.5 acres of land, offering endless possibilities for those looking to enjoy a rural lifestyle. The generous grounds provide ample space to keep animals of your choice, create or setup pursue hobbies, or even explore the opportunity to start your own small business. The potential is truly endless.

Machinery:

There is also machinery available to purchase separately, offering the opportunity to have the equipment you need close at hand. This provides added convenience for those looking to make the most of the land and rural setting, without the need to source machinery elsewhere.

Don't Miss Out – A Rare Opportunity at an Unbeatable Price!

Properties like this are hard to come by, offering an exciting opportunity at a price that is sure to attract attention. **Don't let this one pass you by!**

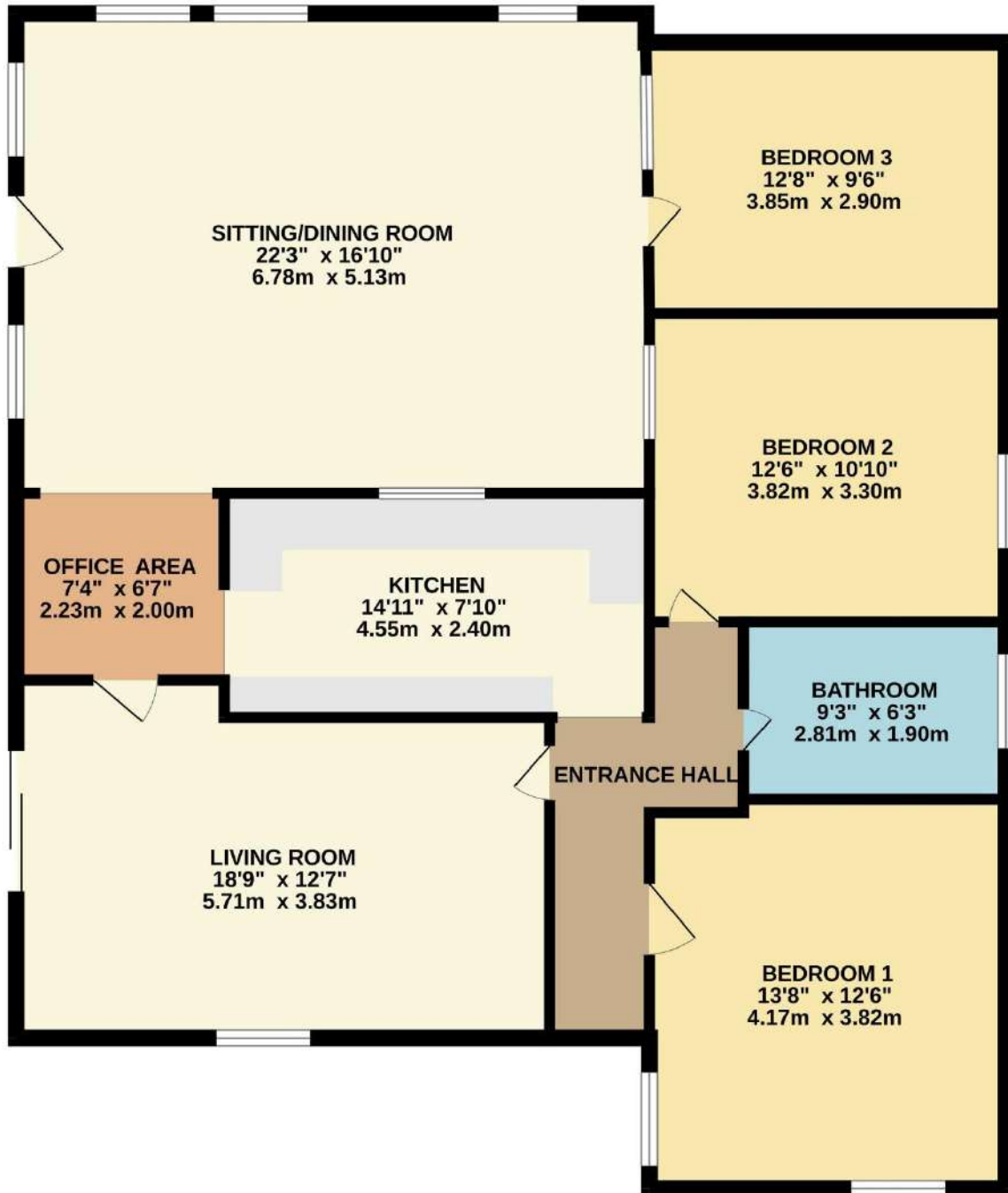
Call us today!!!

 01346 517124

 enquiries@forbesproperty.co.uk

Floor Plan

GROUND FLOOR
1302 sq.ft. (121.0 sq.m.) approx.

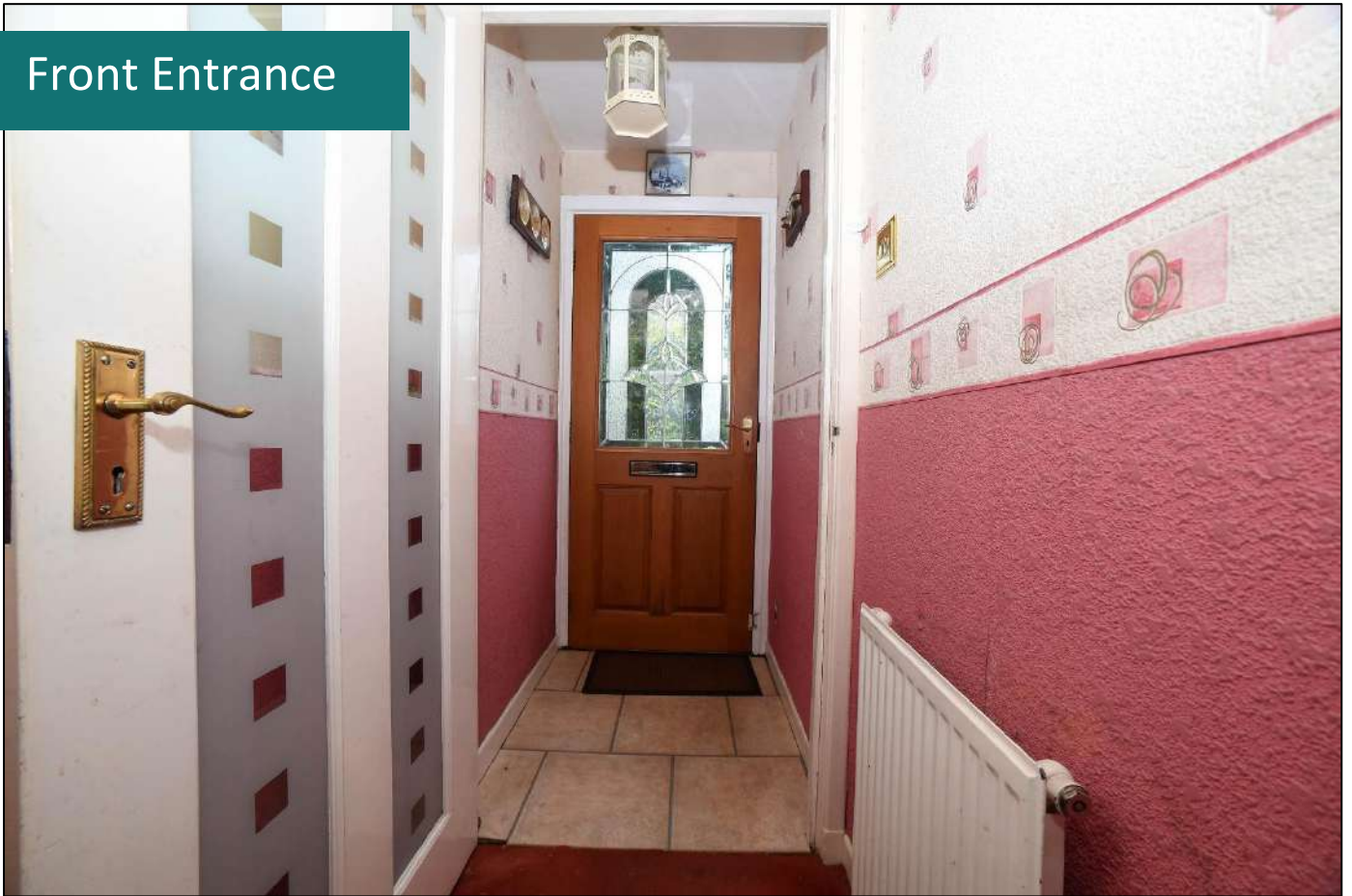


TOTAL FLOOR AREA : 1302 sq.ft. (121.0 sq.m.) approx.

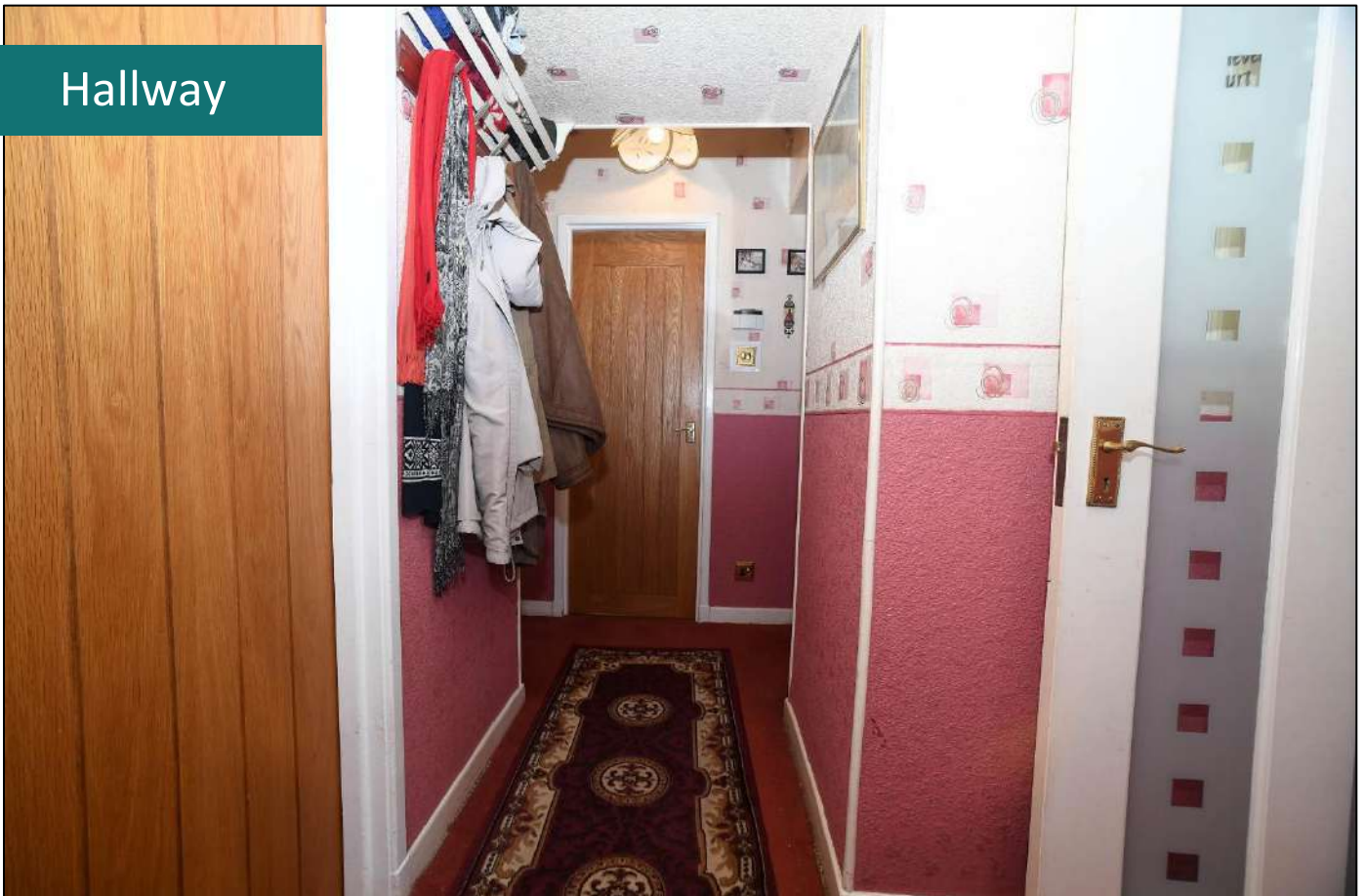
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Front Entrance



Hallway



Reception Room one



Hallway/office space



Kitchen



Reception Room two

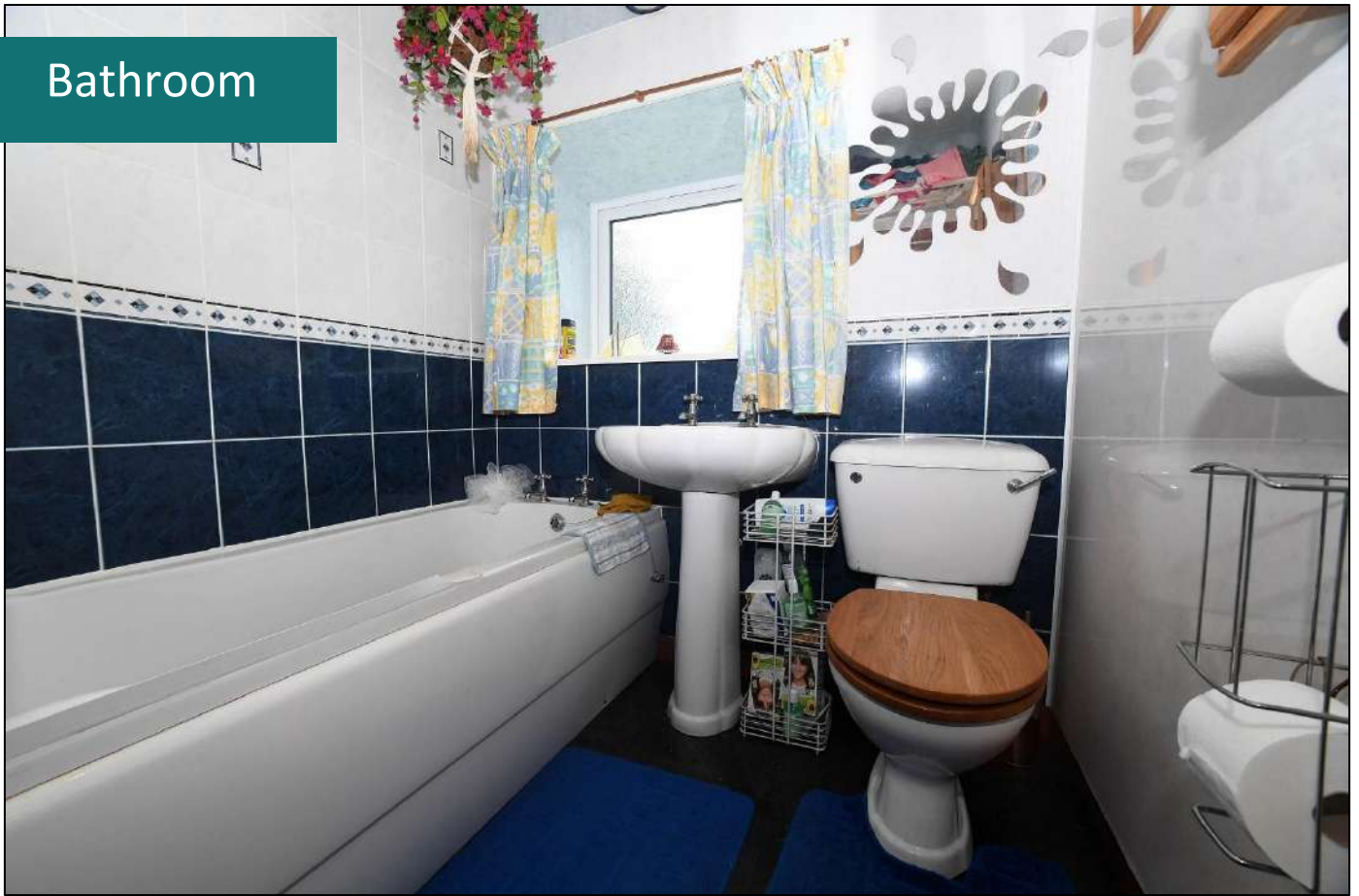




Bedroom 1



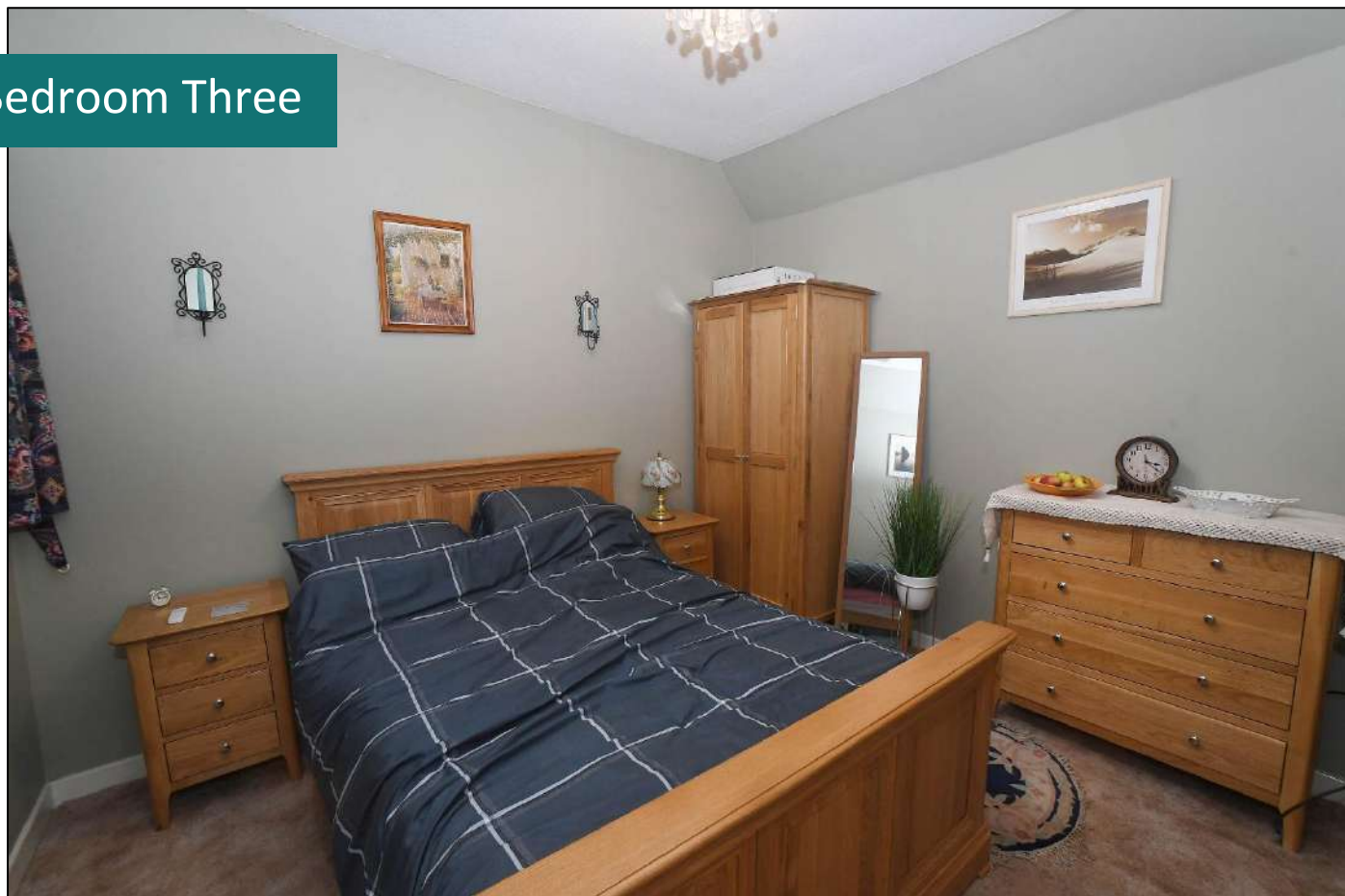
Bathroom



Bedroom Two

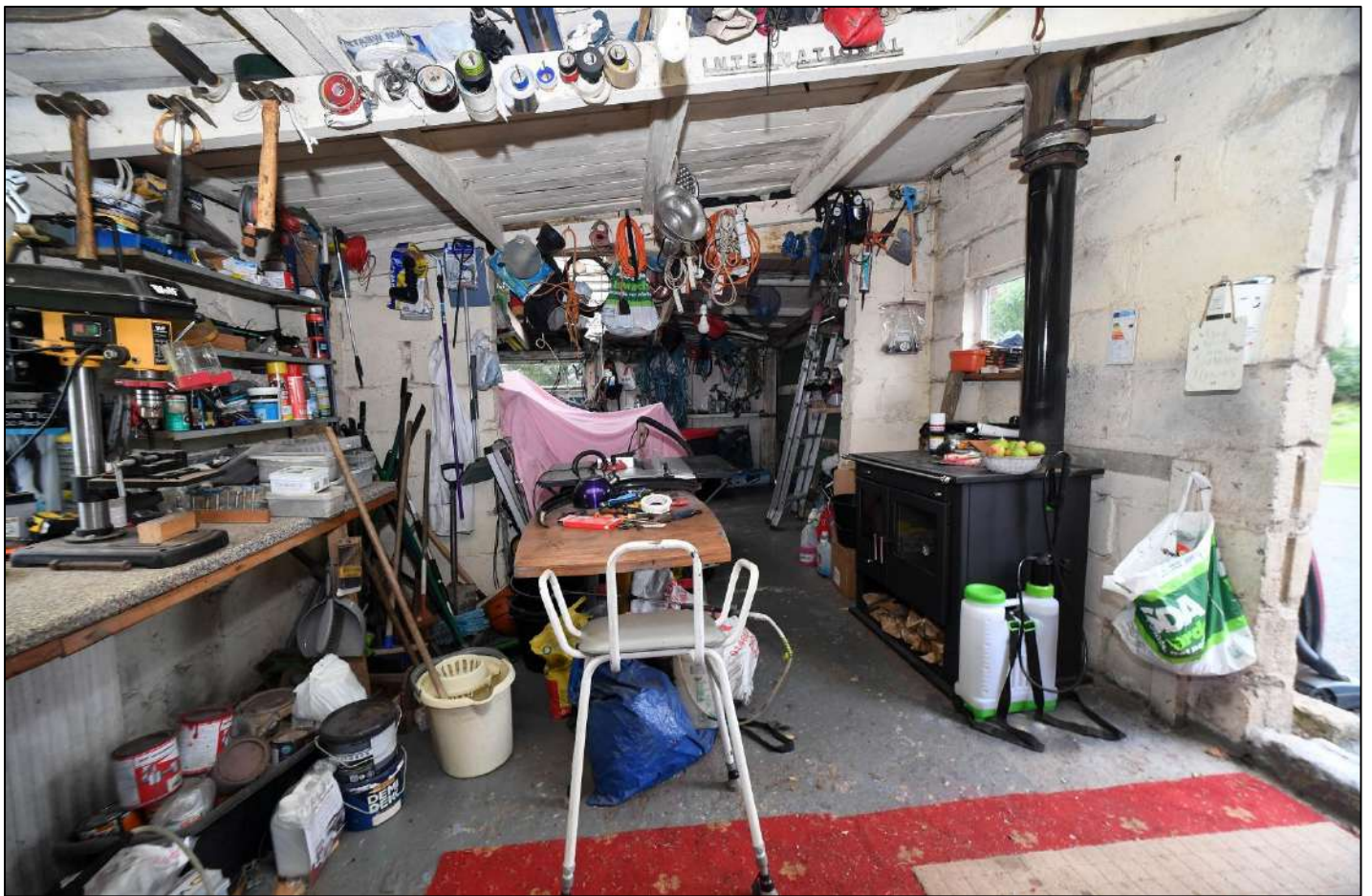


Bedroom Three



Attached Out
Buildings to house

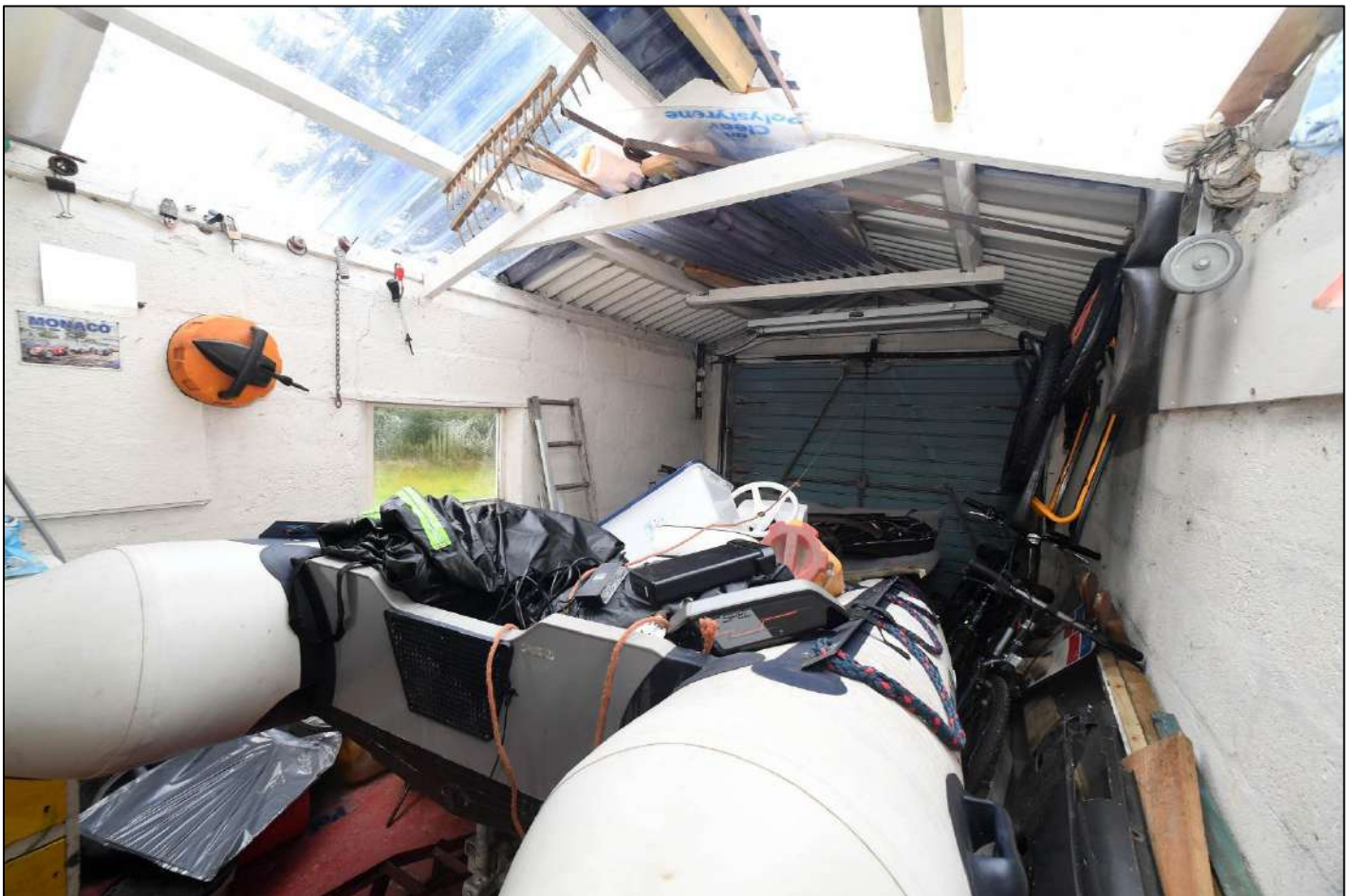




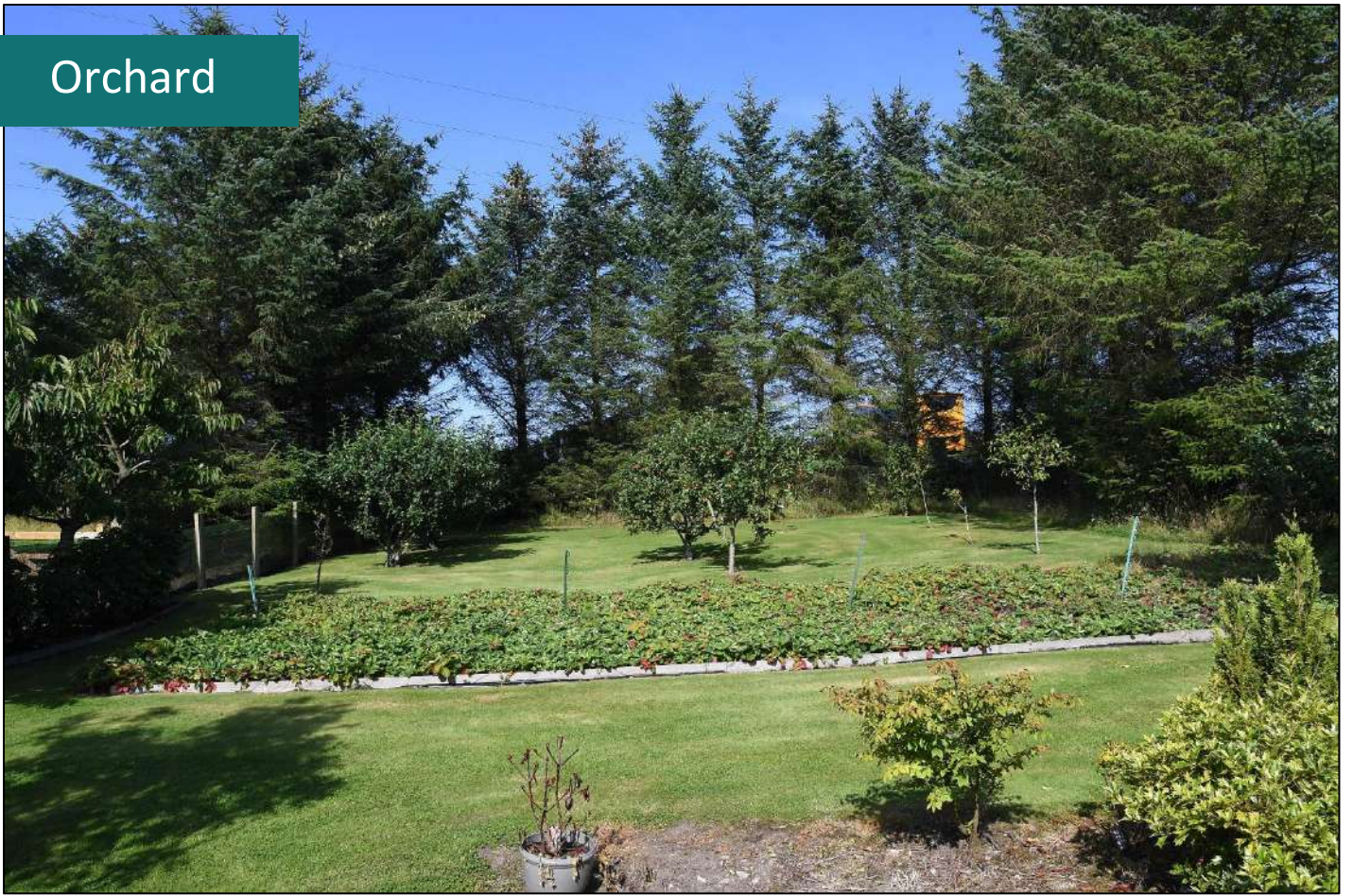
Tractor Garage



Garage & Green House



Orchard



Rear Garden & Tractor











MACHINERY & EQUIPMENT FOR SALE

(Not Included in Sale)



B250 International Tractor

- First registered in 1957
- Loader
- Front Grape
- Rear Bale Spikes Bucket
- Radiator Guard (not fitted)
- Recently Fully Service
- Ready for next year

Sale Price £3,800

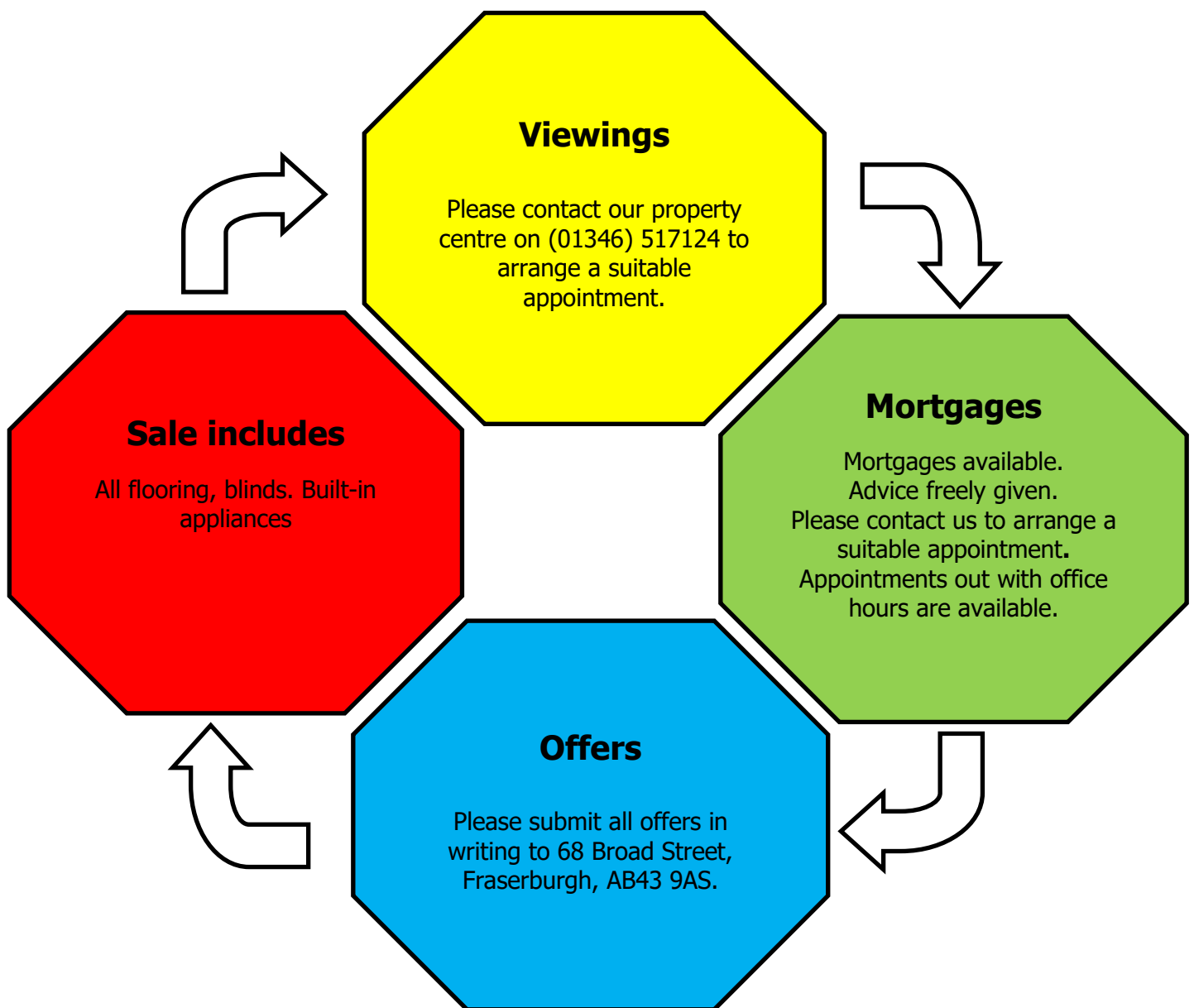


Castelgarden XTC 170 HD Lawn Tractor

- 5 years approx.
- Recently Fully Service
- Ready for next year

Sale Price £1,400

The multi-fuel stove in the Tractor Garage will remain, the workshop shove not included in sale



Please Note: Whilst the foregoing particulars are believed to be correct, they are not guaranteed therefore purchasers should satisfy themselves on all points prior to submitting an offer.

N.B Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.