



Mains of Altries - To Let

Maryculter | Aberdeenshire

**STRUTT
& PARKER**

Mains of Altries - To Let

Maryculter | Aberdeenshire | AB12 5GN

Aberdeen 9 miles, Stonehaven 9 miles, Banchory 11 miles

A wonderful family home in a private, rural location close to Aberdeen

Reception/dining hall | Drawing room | Dining kitchen
Family room | Snug | Sunroom | 6 Bedrooms | 2 Ensuite
2 Family Bathrooms | Cloakroom | Utility room | Boot room | Double garage | Outbuildings | Garden | Land by separate negotiation

To be let unfurnished

£3,000 – per month

Description

Mains of Altries is a fine family home in a private, rural location yet within an easy reach of Aberdeen. The property is in excellent order throughout with wonderful entertaining and family space. There is a wonderful atmosphere throughout the property with inviting open fires and an Aga.

Situation

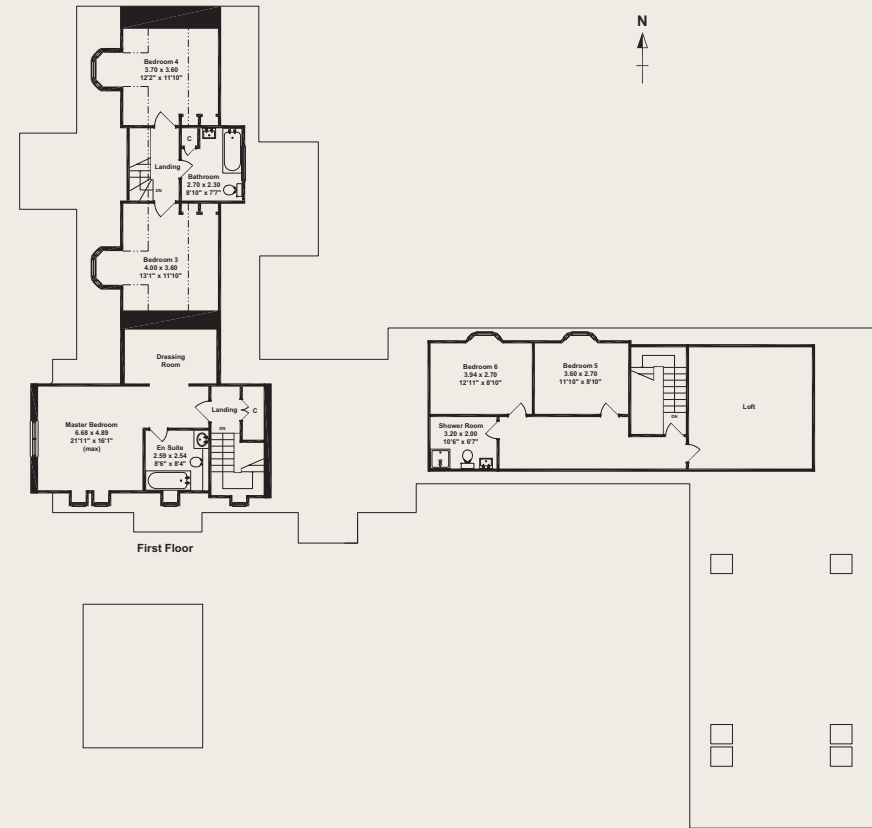
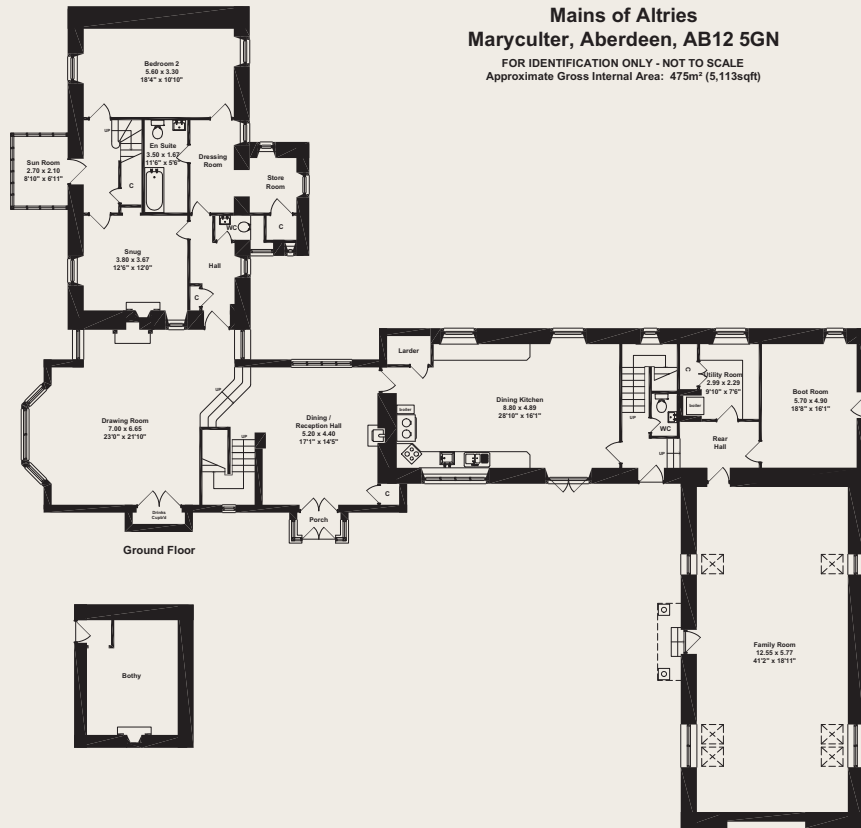
Mains of Altries is situated in a quiet elevated position in Maryculter, with wonderful panoramic views from the house. This affords an extremely rare opportunity to reside in a most beautiful tranquil setting, yet one which offers easy access to Aberdeen City. The location would be ideal for those who enjoy outdoor pursuits, with hill walking and forest walks available nearby and in the area there are various golf courses and, of course, Salmon and Sea Trout fishing on the River Dee.

Aberdeen, a cosmopolitan port and oil capital of Europe with a population of 212,000, provides all the ancillary leisure, recreational, shopping, entertainment and cultural facilities one would expect of a vibrant city. Its status as the "Oil Capital" provides the city with an international airport and an ever expanding range of domestic and European flights. There are also regular inter-city services from the city's railway station. The property itself is set in the catchment area for Lairhillock Primary School and Cults Academy, whilst there are also a number of private schools in the city including The Hamilton School, Robert Gordon's College, St Margaret's and Albyn School and the International School in Cults. There are also two universities and several colleges of further education.



Mains of Altries Maryculter, Aberdeen, AB12 5GN

FOR IDENTIFICATION ONLY - NOT TO SCALE
Approximate Gross Internal Area: 475m² (5,113sqft)



Particulars Of Accommodation

Ground Floor

- Dining kitchen green 4 oven Aga, LPG. Fitted pine units. Large island unit. Gas hob, 2 sinks. Larder off. French doors to terrace.
- Family room cherry Pergo laminate floor with under floor heating, wood burning stove.
- Boot room door to garden, tiled floor.
- Utility room Belfast sink, Bosch washing machine, fitted units.
- Reception/Dining hall solid oak floor, wood burning stove, pine beamed ceiling, open plan to drawing room.

- Drawing room open fire, bay window with window seat, concealed fitted bar, wine store, fitted carpet.
- Cloakroom
- Snug open fire, 3 alcoves.
- Sunroom door to garden
- Bedroom 2 with dressing room and ensuite bathroom

First Floor:

- Master bedroom with dressing room and ensuite bathroom
- Bedrooms 3, 4 5 & 6
- Shower room
- Family bathroom

Outbuildings

Double garage 6.19m x 10.4m attached to the house

Stone Bothy

Stable building 11m x 4.7m Modern, timber with space for a lose box, tack room, hay store and workshop.

Grounds

The garden is mostly lawn with mature hedging and shrubs. There is a paved terrace .

Conditions of Let

The following provides a guide to the principal terms and these will be amplified in the final lease.

- 1 The tenancy will be a Short Assured tenancy in terms of the Housing (Scotland) Act 1988 or a Company let.
- 2 The terms of the tenancy are open to mutual agreement.
- 3 The rent will be payable monthly by Standing Order in advance.
- 4 A deposit of one months rent will be required.
- 5 No sub-letting will be permitted.
- 6 The tenant will be responsible for the payment of Council Tax or other rates levied by the local authorities and services such as telephone, electricity, oil, etc.
- 7 The property is to be occupied as a private dwelling and not as a business premises, although a company let will be considered.
- 8 The tenant will keep the property in good condition, fair wear and tear excluded and may be held responsible for any repairs or decoration required at the end of the tenancy.

- 9 The landlord will be responsible for insuring the building and his contents, with the tenant responsible for insuring his own contents.
- 10 Animals: Landlord's prior approval will be required.
- 11 The property is available to let unfurnished.
- 12 Alterations: the tenant will not be permitted to undertake any alterations to the property.
- 13 Garden maintenance is available through continuation of the landlord's gardening contract.
- 14 Fitted carpet, curtains, light fittings and white goods are to remain.
- 15 There is a farm access between the buildings.

General

Services Mains water, private drainage, LPG heating, double glazed.

Burdens Mains of Altries has been assessed as Band H for Council Tax.

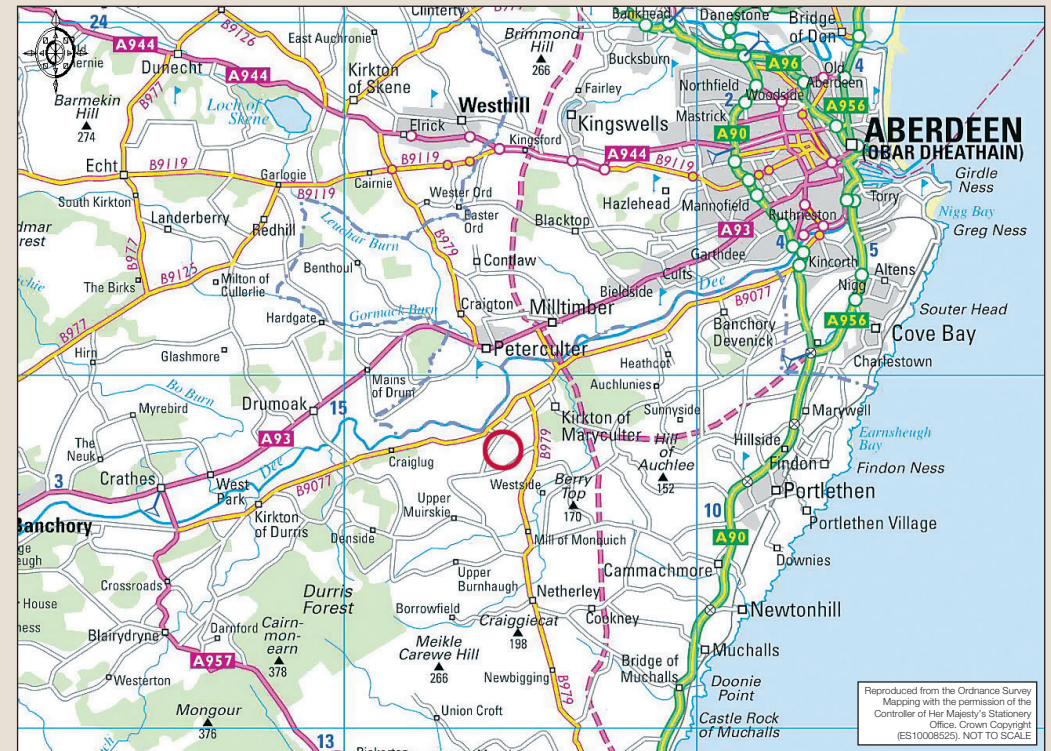
Entry Immediate entry.

Deposit A deposit of one months rent will be required.

Directions

From Aberdeen, take the B9077 South Deeside Road west from Aberdeen. Pass the Maryculter bridge and turn left at the turn off for Stonehaven onto the B979, the Netherley Road. After ½ a mile turn right at the sign for Nether Ashentilly. After 200m turn right at the sign on the stone for Mains of Altries.

Viewing strictly by appointment through Strutt & Parker LLP



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