

53 South Street, Aberchirder, Huntly, AB54 7TS



## SUBSTANTIAL DETACHED BUNGALOW SITUATED WITHIN THE VILLAGE OF ABERCHIRDER

- Living room with feature fireplace
- Kitchen and separate utility room
- Sun room with natural lighting
- Dining room, great for hosting
- Family room
- 4 generous sized bedrooms
- Attic room with flooring, accessed via fixed ladder
- Family bathroom
- WC
- Oil fired central heating system
- Detached single garage with driveway
- Garden grounds surrounding property

## Location

Aberchirder is an attractive village situated in a picturesque rural Aberdeenshire setting. The village benefits from its own primary school as well as a range of local amenities, including a shop, medical centre, post office which ensures residents have access to daily necessities. Local towns of Banff (10 miles) and Huntly (11 miles) provide a wide range of social, economic and welfare facilities. For leisure, Aberchirder boasts a community centre, parks and nearby walking trails, perfect for enjoying the scenic countryside.

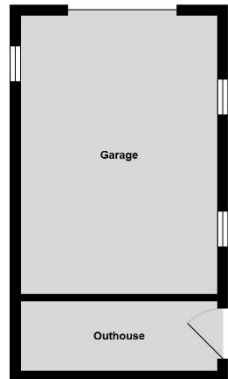
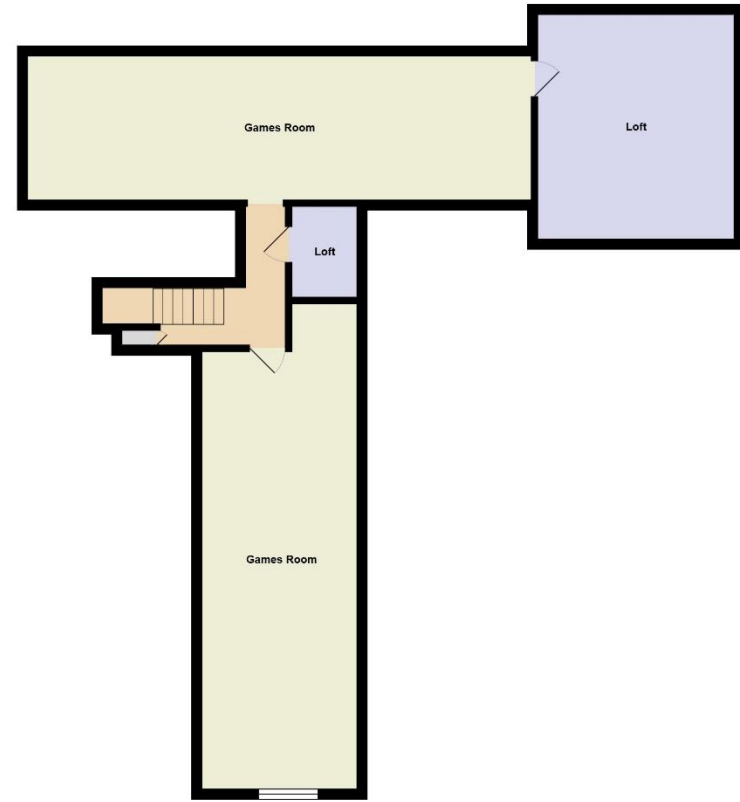
## Viewing Arrangements

By appointment with The Church of Scotland Law Department.  
Please email [properties@churchofscotland.org.uk](mailto:properties@churchofscotland.org.uk)











# Offers

Offers are invited and should be submitted in writing, through a Scottish solicitor. Please send offers via email in the first instance.



The Church of Scotland

Law Department

121 George Street

Edinburgh

EH2 4YN

Telephone: 0131 240 2263

Email: [properties@churchofscotland.org.uk](mailto:properties@churchofscotland.org.uk)

It is possible that a closing date for offers will be fixed and, to ensure that they receive intimation of this, prospective purchasers must formally intimate their interest, via a Scottish solicitor, in writing or by Email with the Law Department.

As offers will require to be considered by one or more Church Committees, they should not be subject to short time limits for acceptance.

The sellers do not bind themselves to accept the highest or any of the offers they receive.

Whilst the foregoing particulars are believed to be correct they are not warranted on the part of the sellers and prospective purchasers will require to satisfy themselves with regards to all matters prior to offers.

The Church of Scotland -Scottish Charity No SC014574

