



McEwan Fraser Legal

Solicitors & Estate Agents

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Birch Cottage

HILLHEAD CARAVAN PARK, KINTORE, INVERURIE, AB51 0YX



THE LOCATION KINTORE

INVERURIE, AB51 0YX

The park owners pride themselves in having the best-designed homes in today's market, these homes offer luxury living in a popular Aberdeen-shire location. The park has a mixture of owners from working and retired professionals to overseas workers that require a UK base. Many current owners have downsized and enjoyed their beautiful homes which provide a turnkey situation with no maintenance worries when they are not in residence.

A modern approach to affordable living providing contemporary and traditional styles that provide a luxury functional living for all. These homes offer an intelligent approach and fittings that create a remarkable sense of space with an elegant aesthetically pleasing atmosphere. The park enjoys a pleasant setting set in a semi-rural area only two miles from Kintore.

A short drive is Kintore which is a thriving family orientated village community with shopping, schooling, dentist, doctors, golf course, gym, spa and other essential amenities. Local residential and commercial growth, in addition to easy road access to the A96, making it an ideal location for people settling in Aberdeen and Shire. It is well served by public transport services and is within easy commuting distance of Aberdeen and Dyce. In addition, nearby Inverurie offers comprehensive shopping facilities, sporting amenities, bars and restaurants, along with rail links to Aberdeen and Inverness.



BIRCH COTTAGE

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“... EXCEPTIONAL VALUE AND A BEAUTIFUL HOME FULLY EQUIPPED WITH ALL THE COMFORTS OF MODERN DAY LIVING ...”

Birch Cottage which was the former show lodge is ready for new owners and is in walk-in condition, this lodge offers a turn key situation and benefits from professional hard landscaping and areas for parking.

This lodge design meets the needs of the most discerning customers who want nothing but exceptional value and a beautiful home fully equipped with all the comforts of modern day living. The main lounge welcoming, spacious and bright, the luxury kitchen, which of course includes integrated appliances, complementary tiling and a good range of base and wall units. The fully tiled bathroom and en-suite come complete with complementing vanities are sure to please you. The master bedroom has lovely sliding wardrobe doors to allow you the maximum storage area, with ease of access. The guest bedroom also enjoys an array of wardrobe and storage space. This lodge also benefits for a storeroom.

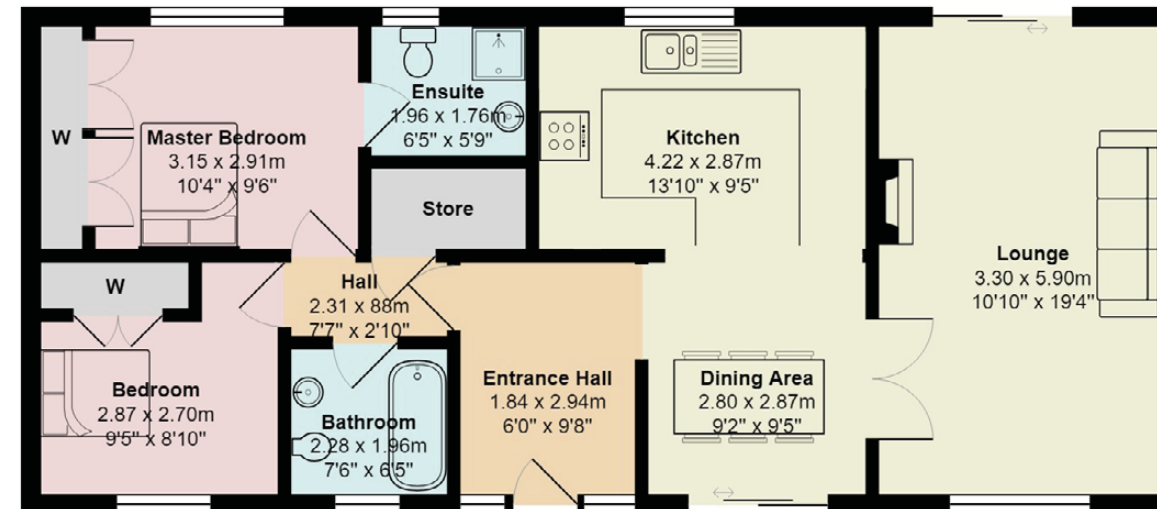
A lovely lodge that offers the opportunity to own a home that you will be proud of.





SPECIFICATIONS & DETAILS

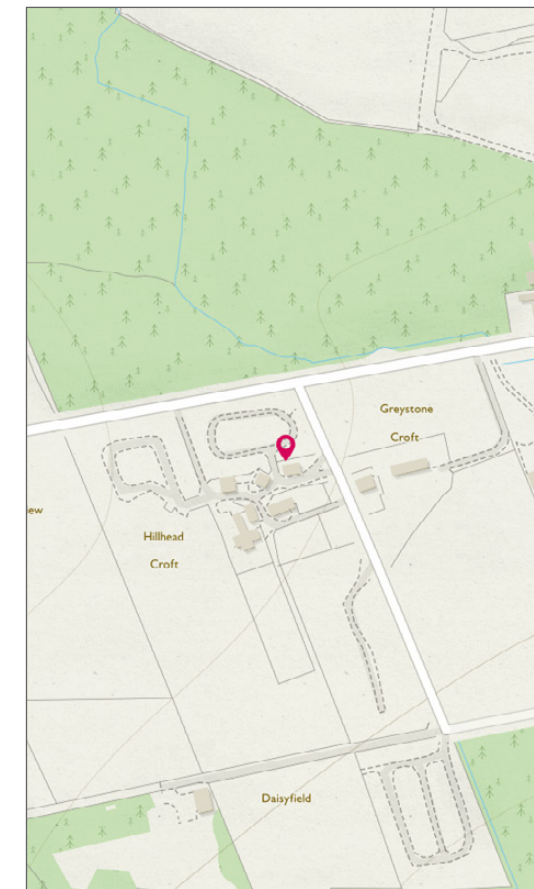
FLOOR PLAN, DIMENSIONS & MAP



Approximate dimensions are taken from the widest point

Extras (Included in the sale):

All floor coverings, blinds and curtains where applicable. The lodge comes with furniture and contents which will be confirmed on viewings. There is an annual park maintenance fee per year.





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