




McEwan Fraser Legal

Solicitors & Estate Agents

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CASTLE ROAD, KINTORE, INVERURIE, ABERDEENSHIRE, AB51 0XN

THE LOCATION

Kintore is a thriving family-orientated village community with shopping, schools, medical centre, dentist, golf course, gym, spa, forest and river walks, and other essential amenities. Local residential and commercial growth, in addition to easy road access

to the A96, make it an ideal location for professionals with families seeking to settle in the Aberdeen area. It is well served by public transport services and is within easy commuting distance of Aberdeen City (14 miles) and Dyce (8 miles). In addition, nearby

Inverurie offers comprehensive shopping facilities, sporting amenities, bars and restaurants, along with rail links to Aberdeen and Inverness. A new railway station is due to open in Kintore in 2019.



THE PROPERTY

Situated in a popular residential area within a quiet cul-de-sac location in Kintore is this exceptionally spacious 5-bedroom detached dwelling, designed and built to a high specification and traditional quality, and providing superb family accommodation, occupying a plot of about 0.3 acres. The property boasts many appealing features including attractive decor, superior stylish fittings and furnishings and the extensive use of natural wood, and utilises gas central heating throughout and full double glazing. This generously-proportioned property offers ample living accommodation over two floors and would make a delightful and practical home for a large family, or an extended family group. Early viewing

is highly recommended to fully appreciate the high standard and the spaciousness of accommodation on offer.

The accommodation is entered through a spacious and welcoming hallway which has been finished in neutral tones and is floored with reclaimed solid maple. The bright and airy lounge is centred around an elevated working feature fireplace with black granite fascia and surround. The lounge has a picture window to the front garden and is open-plan to the family area, currently being used as a dining area, which has a further large picture window and patio doors to the enclosed rear garden. Double doors lead to the formal dining room, currently

used as a study area, also recently floored in solid maple and through to the kitchen. The kitchen has been fully fitted with a range of base and wall units, incorporating a double oven, ceramic hob and extractor hood, and a rear doorway leads through the utility room which doubles as a sun porch to the rear garden. A further door opens from the kitchen back into the entrance hall, on the opposite side of which there are three double bedrooms, including one with fitted wardrobes and vanity mirror, and one which is currently being used as a second lounge/TV room. A family bathroom with full bath and a dual-head shower in a separate quadrant enclosure completes the accommodation on the ground floor.

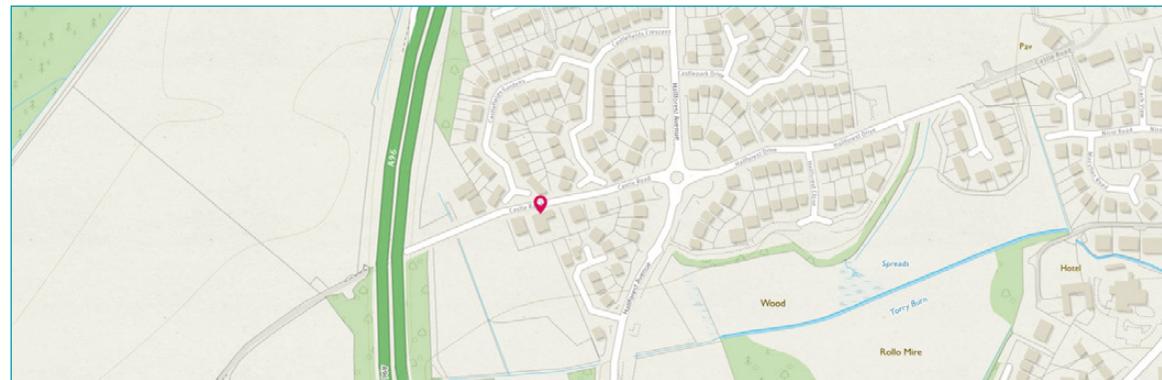
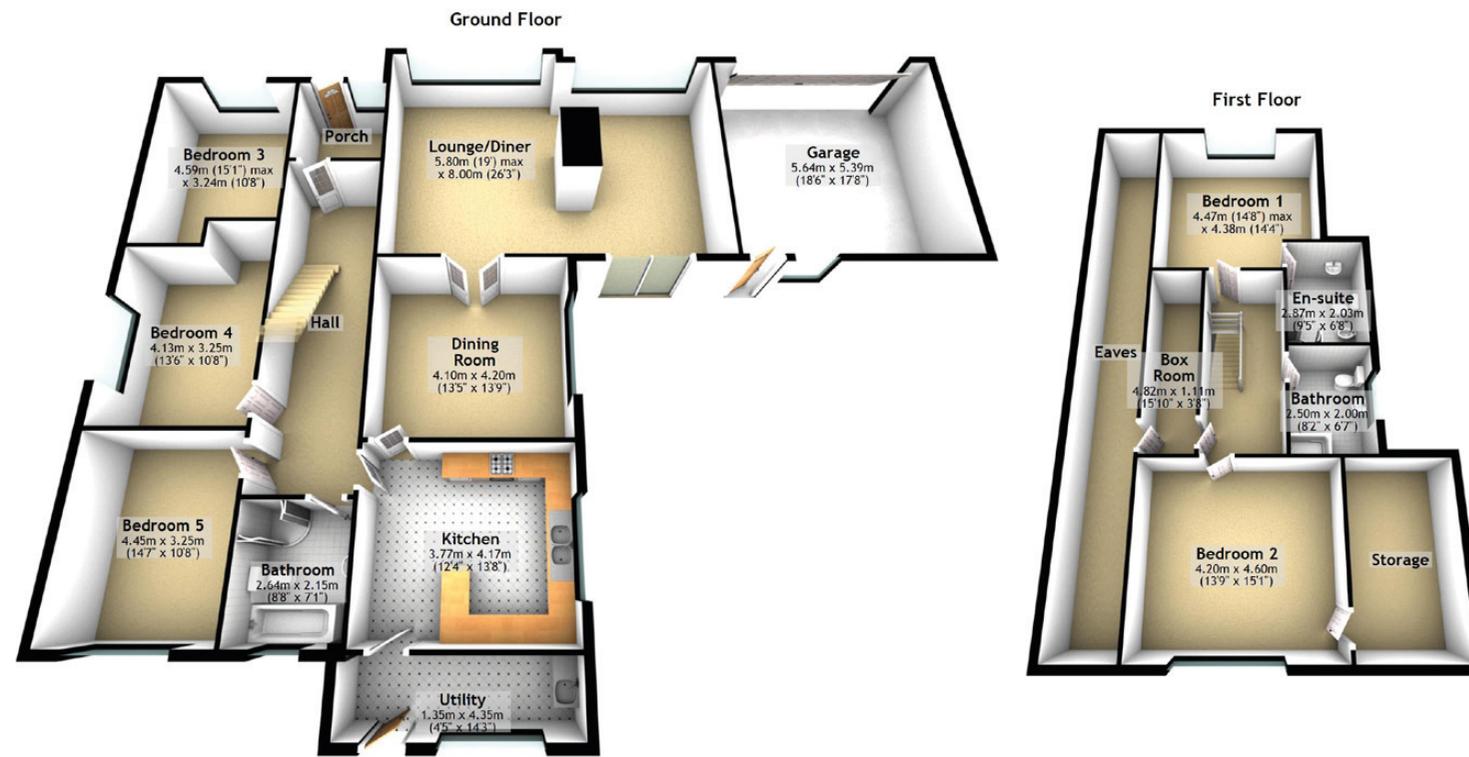




An open wooden staircase leads to the upper landing from which all upstairs accommodation is accessed. The spacious master bedroom benefits from large built in wardrobes together with an ensuite shower room. The guest bedroom is generously proportioned with access to the upper family bathroom with shower over the bath. In addition, there is a small boxroom on the upper landing and easily accessible loft areas with flooring and lighting on both sides of the upstairs accommodation.

Parking is available for multiple vehicles on the driveway in front of the double garage fitted with a power-operated door and is also equipped with power sockets, lighting, external water supplies at the front and rear and a fitted workbench. The front garden has been mainly laid to lawn surrounded by established perennial flowers, shrubs and small trees. At the rear and around both sides of the property is a substantial landscaped garden, fenced and hedged on all perimeters. This is laid partly to lawn with two separate patio areas and is surrounded by a multitude of seasonal flowers, well-maintained shrubs and mature trees, offering a private, safe and secure environment for children and pets alike and ideal for al-fresco dining, outdoor entertaining and leisure activities.





THE DETAILS

Gross internal floor area (m²): 224m²

EPC Rating: C

Extras (Included in the sale): All fitted carpets, floor coverings, curtains, blinds, light fittings and integrated kitchen appliances.




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