

Woodlands Brae of Blackton

KING EDWARD, BANFF, ABERDEENSHIRE, AB45 3NQ



Immaculate recently extended five bedroom detached bungalow with fantastic views



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McEwan Fraser Legal is delighted to offer to the market this immaculate detached five-bedroom bungalow. The owners of this property during their tenure have modernized and extended to the highest of specifications, with the use of quality materials being evident at every turn of this exceptional property. The property is presented to the market in an immaculate walk-in condition, with generous room sizes over a single level that allows for modern-day and versatile family living, immaculate decor in fresh neutral tones, with quality fixtures and fittings offering luxury and comfort throughout. Further benefitting from full double glazing and oil fired central heating. With its spacious living accommodation, it is an ideal purchase for those looking for a one of a kind property in a beautiful, peaceful setting. Quite simply a must view, you will not be disappointed, with the versatile living accommodation it would suit the young family with room to grow or the extended family.

THE LOUNGE



The property consists of a front vestibule to a welcoming hallway which in turn leads to all accommodation. The lounge with working open fire adds that touch of grandeur which is open plan to the most recent extension of a large sun room with Cathedral style ceiling and gable end wall mostly of glass, allowing both these rooms to be filled with natural light with fantastic uninterrupted views of the rolling countryside.

THE SUN ROOM



THE DINING ROOM



From the lounge, French doors allow access to the formal dining room which in turn leads to the kitchen and utility room, the dining kitchen has multiple walls and base fitted units with contrasting worktops, and partially integrated appliances (the large cooker is fuelled by LPG gas) access to the utility and handy uPVC style rear porch.



THE KITCHEN





The extensive hall leads to all five double bedrooms. The master bedroom which has an en-suite shower room and fitted double wardrobes.

THE MASTER BEDROOM





Bedrooms two and three have a fantastic Jack and Jill style shower room which is perfect for when guests are staying over. Bedrooms four and five have fantastic views over the front of the property and both are doubles one of which is being used as a home office, all bedrooms have fitted wardrobes.

BEDROOM 2



THE JACK & JILL EN-SUITE



BEDROOM 3



BEDROOM 4



A bespoke family bathroom with a modern bath and separate shower cubical completes the accommodation. In addition, there are ample storage cupboards throughout the property and bedrooms.

THE BATHROOM



The extensive garden grounds extend to approximately one acre and are mostly laid to lawn with borders containing a multitude of shrubs, plants, seasonal flowers and mature trees. The extensive tarred driveway that leads to the recently constructed double garage allows parking for a multitude of vehicles. The garage has power and light with remotely operated doors.

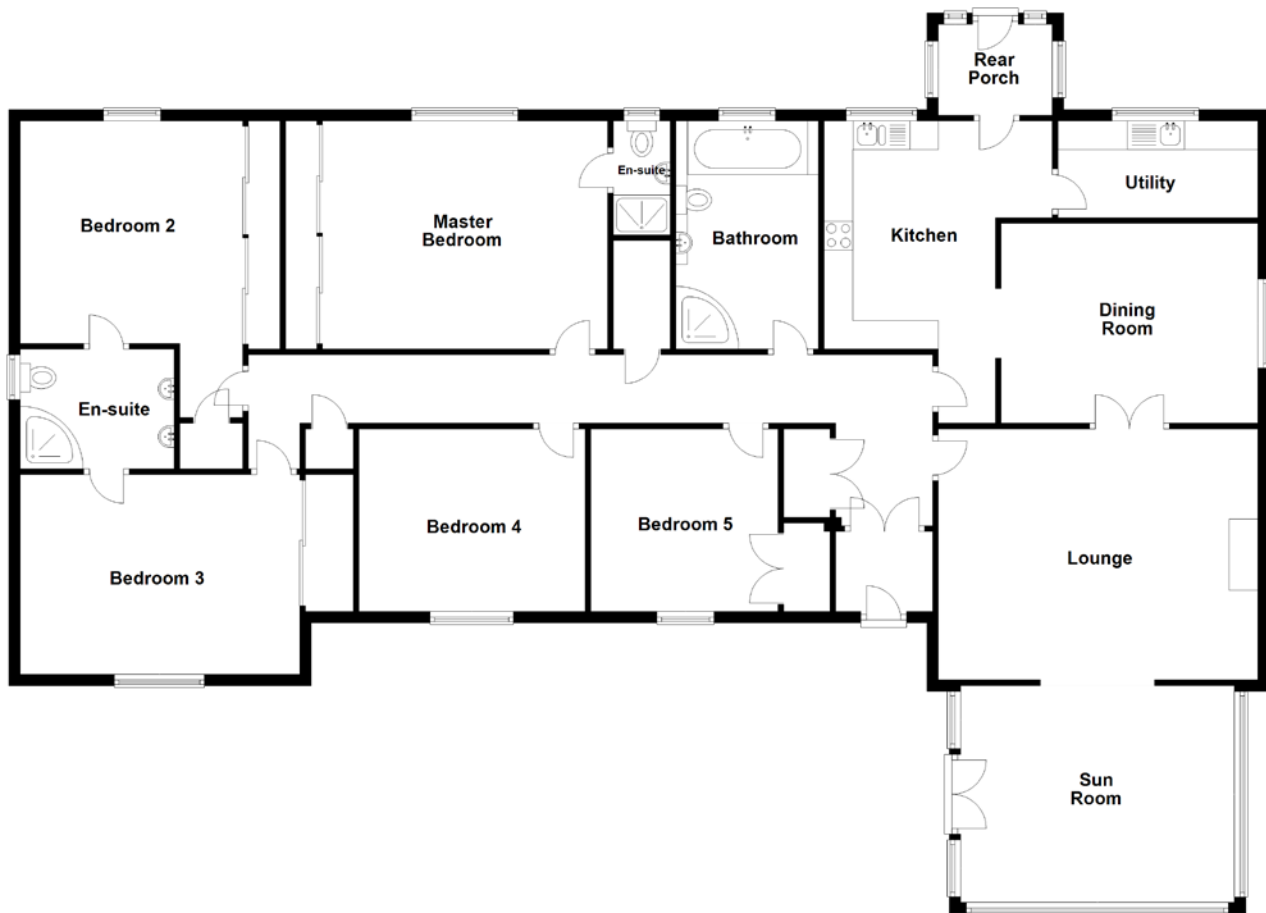
Property is served with mains electricity, mains water with private drainage to a septic tank and a soakaway, with oil-fired central heating.

THE GARDENS & VIEW





FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

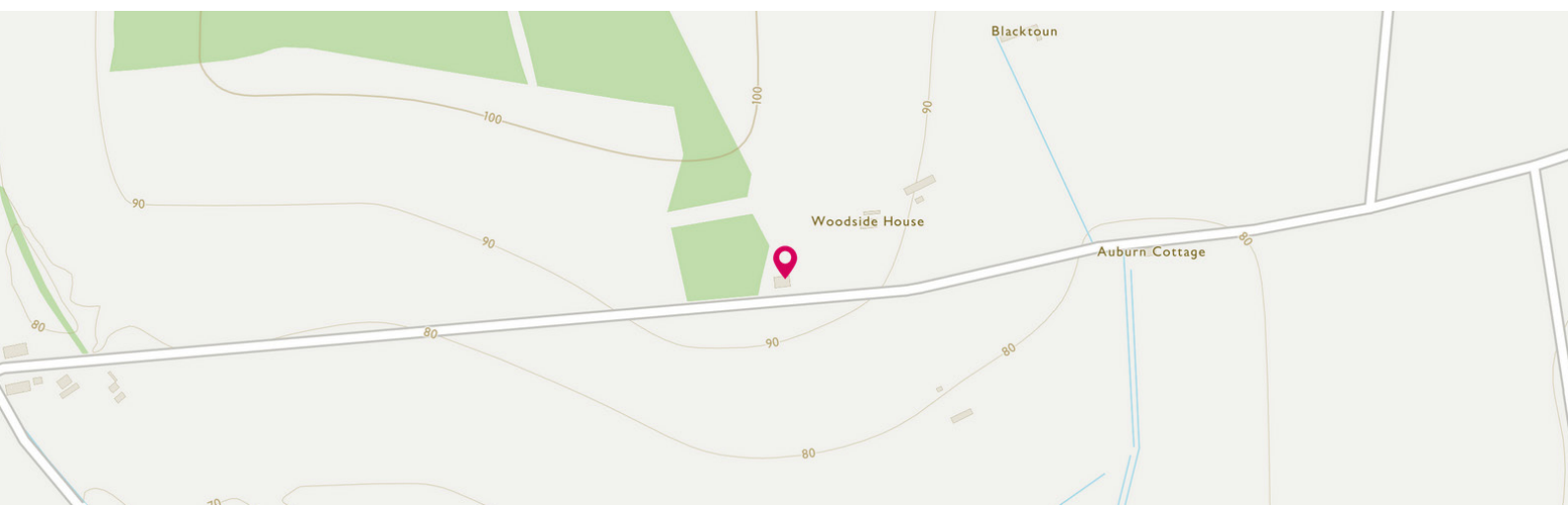
Lounge	5.60m (18'4") x 4.40m (14'5")
Sun Room	4.80m (15'9") x 3.80m (12'6")
Dining Room	4.50m (14'9") x 3.50m (11'6")
Kitchen	5.30m (17'5") x 4.00m (13'1")
Utility	3.50m (11'6") x 1.70m (5'7")
Rear Porch	2.00m (6'7") x 1.60m (5'3")
Master Bedroom	5.00m (16'5") x 3.90m (12'10")
En-suite	2.00m (6'7") x 1.00m (3'3")
Bedroom 2	5.20m (17'1") x 3.90m (12'10")

En-suite	2.70m (8'10") x 2.10m (6'11")
Bedroom 3	4.70m (15'5") x 3.50m (11'6")
Bedroom 4	3.80m (12'6") x 3.20m (10'6")
Bedroom 5	3.30m (10'10") x 3.00m (9'10")
Bathroom	4.00m (13'1") x 2.50m (8'2")

Gross internal floor area (m²): 242m²

EPC Rating: E

Extras (Included in the sale): Blinds, light fittings and floor coverings are included.



THE LOCATION

“Woodlands” is nestled in some spectacular countryside in the small rural hamlet of King Edward on the Brae of Blackton set back approximately one mile from the A947 with the country town of Turriff to the south in the heart of rural Aberdeenshire, and the vibrant seaside town of Banff to the north both are approximately six miles equidistant from the property.





Both towns are renowned for their welcoming community and have highly regarded primary and secondary schooling, a good range of shops and other facilities which include swimming pools, library, community centre, sports centre, golf course with salmon and trout fishing on the Rivers Deveron and Ythan, or sea fishing along the stunning rugged coastline.

Aberdeen city is within commuting distance, approximately 41 miles away providing all that one would expect from modern-day city living, including a multitude of shopping malls and local shops.

There are restaurants and eateries galore, with fantastic theatres and cinemas to enjoy. Aberdeen is renowned for its fantastic universities, Colleges and higher education; there are also some superb recreational and leisure facilities all within easy reach and a multitude of activities for the outdoor enthusiast.

The city offers excellent bus and rail service with national and international flights being provided from Aberdeen Dyce Airport. The main East Coast Rail Network operates from Aberdeen providing a link to the central belt the south and beyond.




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