

# 22 Daun Walk

KEMNAY, INVERURIE, AB51 5JG



*IMMACULATE ECO-FRIENDLY DETACHED  
4 BEDROOM 3 BATHROOM DWELLING*



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22 Daun Walk is a 4 bedroom 3 bathroom detached property that has been architecturally designed and built by the renowned Malcolm Allan group, located in a quiet residential cul-de-sac location within the popular village of Kemnay. It is close to all local amenities and offers spacious and versatile living accommodation over two floors. The current and only owners, during



their tenure, have continuously upgraded and maintained to an impeccable standard, with a stylish modern kitchen and solar panels being two of the upgrades. Quite simply a must-view and the only way to fully appreciate the accommodation and location that this property offers, would suit the young family with room to grow, the professional couple or the extended family.



The accommodation comprises a welcoming hallway with access to all other accommodation, and a spacious lounge with a large bay window with a fireplace adding a touch of grandeur. French doors lead to the formal dining room and modern dining kitchen fitted with a wide range of base and wall-mounted units with contrasting worktops and quality integrated appliances. Open plan with the family area with patio doors leading to the rear garden, the utility room leads to the integrated garage and allows access to the rear garden. There is also a guest double bedroom and family shower room to complete the downstairs accommodation.



## Kitchen/Family Room







**Dining Room**







A carpeted staircase with a wooden balustrade leads to a split-level landing and onto the huge master bedroom which is flooded with natural light through a large picture window. His and her wardrobes and a stylish en-suite shower room complement this bedroom.

On the other side of the landing, there is a centrally located family bathroom with a separate shower cubical and two spacious double bedrooms both of which have fitted wardrobes. The home office on this landing completes the accommodation. In addition, there are ample storage cupboards on both floors.





## Master & En-suite







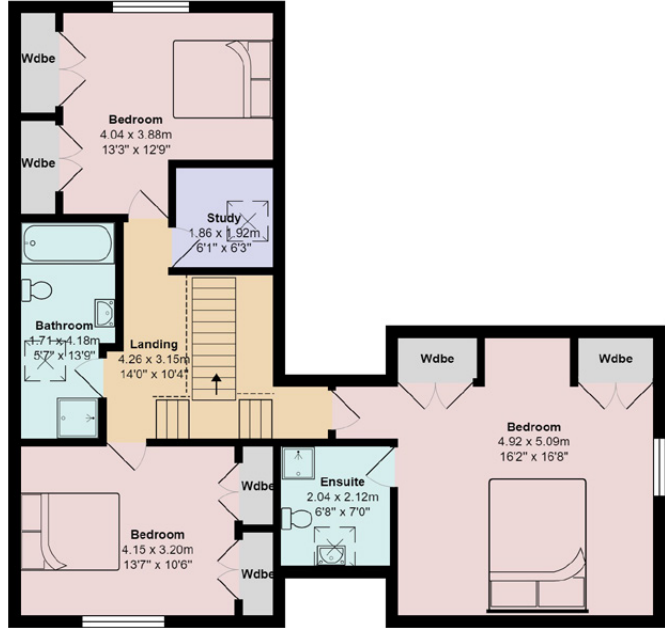
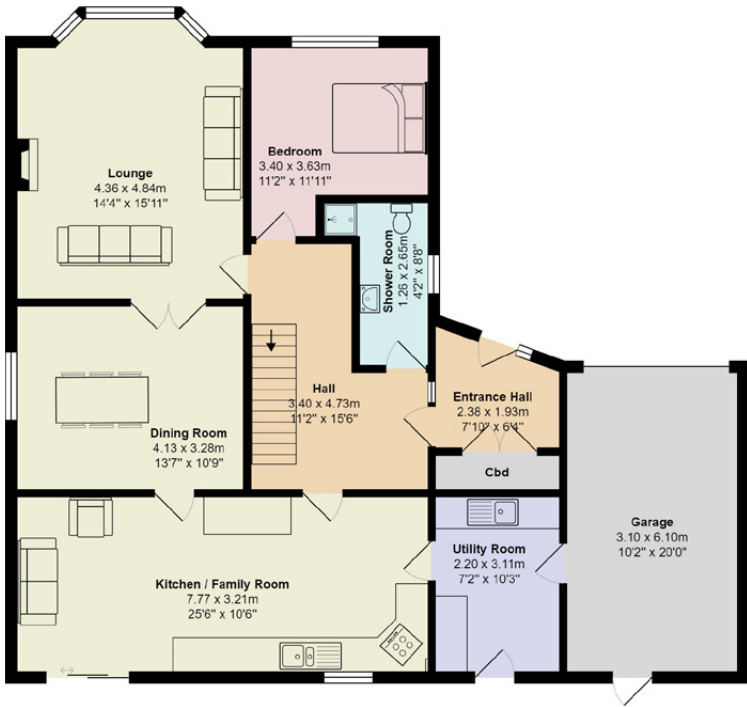






**The Bathroom**





Gross internal floor area (m<sup>2</sup>): 190m<sup>2</sup>

EPC Rating: B



To the front of the property, there is off-street parking for several vehicles on the loc-bloc driveway in front of the garage. The front garden is laid to lawn with borders that are awash with colour from various mature shrubs, plants and seasonal flowers. The extensive rear garden is subdivided into various areas, laid to lawn, enclosed by a high perimeter fence with various hedging and plants. To the side



of the property, there is also a vegetable plot. The gardens are accessed from the gated wall at the side of the property and there is a family room/kitchen or utility room. There is also a patio area from the family room which is perfect for entertaining, some alfresco dining and enjoying the sun. The property has mains electricity, mains drains and water with gas central heating and full double glazing.





Documented evidence can be shown that the solar panel income is approximately £2,400 per annum.  
And will be paid to the householder until 2037.





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Daun Walk is located in a popular residential area and is ideally situated for access to the numerous amenities within the thriving village of Kemnay, and is well-served by local shops. It has an NHS health centre, primary and secondary schooling with regular public transport facilities. Kemnay is located approximately 6 miles southwest of the bustling market town of Inverurie and within easy commuting distance to the city of Aberdeen and the airport at Dyce. There is a wide range of leisure attractions available in the area including salmon and trout fishing on the River Don, horse riding, mountain bike trails and numerous country walks in the immediate area and particularly at nearby Bennachie. Kemnay also has an eighteen-hole golf course.

All the normal facilities one would expect can be found in Inverurie, there is a choice of highly regarded preschools, primary schools and higher education. There are several banking options, major NHS health centres, local shops, post offices, major supermarkets, restaurants, cafés, a multitude of tearooms, delicatessens, hotels and pubs, all of which add to the appeal of this area.

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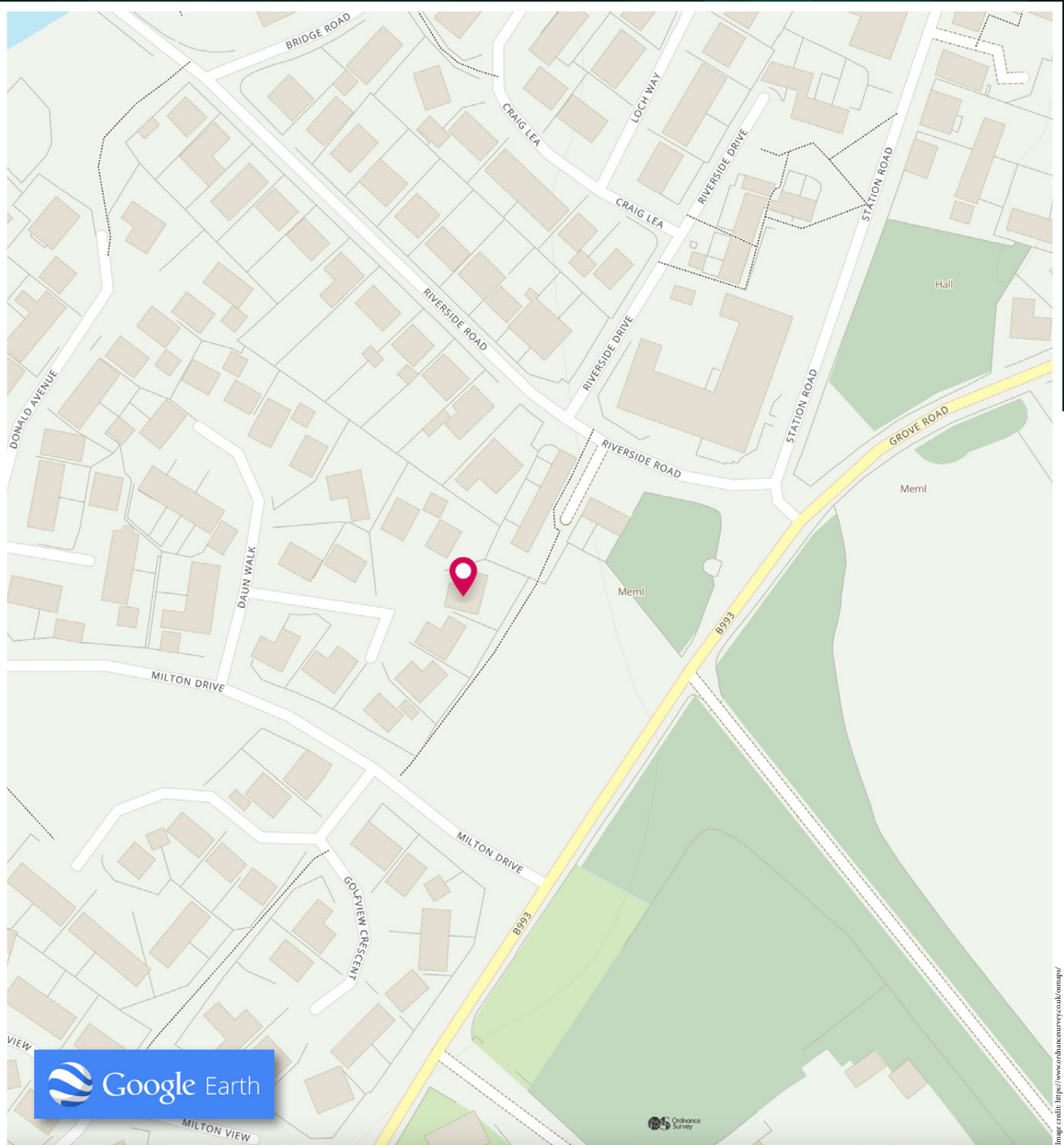


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

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