



WyDRAM End

SOUTH COOKNEY | NETHERLEY | STONEHAVEN
ABERDEENSHIRE | AB39 3RX


McEwan Fraser Legal
Solicitors & Estate Agents



Wy dram End



Wy dram End is situated in the Netherley area, which is convenient for easy commuting to Stonehaven, Aberdeen, Portlethen and Royal Deeside, and makes this the perfect location for a family home set within the countryside with all amenities nearby. Stonehaven is 6 miles away where a large selection of shops, restaurants and the picturesque harbour and old town area can be explored. There are many activities in the area as well as places of historic interest. This is a location also well know for equestrian

activities with stables, trekking and hacking routes nearby. Wildlife, golf, walking, fishing and cycling are only a few of the other activities available in the area. For those looking for a wider range of cultural experience, the city of Aberdeen is 15 miles drive away and offers a large selection of restaurants, museums, theatres and parks.

Aberdeen city offers further excellent Bus & Rail services with National & International

flights being provided from Dyce Airport. The main East coast rail network operates through Aberdeen providing a link to the central belt, the South and beyond.

Wy dram End is in the catchment area for the local Lairhillock primary school where there is a great community spirit, and private education is in Aberdeen or a 30 minutes drive south at Lathallan.



This superior built semi-detached steading conversion offers many pleasing features and has been carefully designed and architect supervised to an exact specification. The property is finished to an extremely high standard with many design features creating a unique and beautiful family home.

The spacious and flexible accommodation is set over four staggered levels offering six bedrooms, with the master benefiting from en-suite bath and shower unit. The three downstairs bedrooms also have built in

wardrobes. The attention to detail is next to none. It offers a large formal, bright and open lounge with a cathedral style ceiling, dual aspect windows and large feature beams, a sitting room with access to the rear garden and a large patio for al-fresco dining. The kitchen, which leads to the utility room and integrated garage, is luxurious and has been locally manufactured with composite granite work surfaces.

There are integrated Neff stainless steel appliances, a large central island and feature



ornamental recessed stove and two windows. The dining room, overlooks the formal lounge from a 'minstrel' gallery. The property also comprises a family room as well as home office with large cupboard. This area provides additional living space and offers great flexibility for the new owner.

The sanitary-ware in each of the bathrooms is of a high quality, modern with complementary tiling and quality fittings and a beautiful roll top bath in the main bathroom.



Lounge from Dining Room



Sitting Room | Family Room | Dining Room







Bathrooms and Landing



Bedroom1
and
En-suite



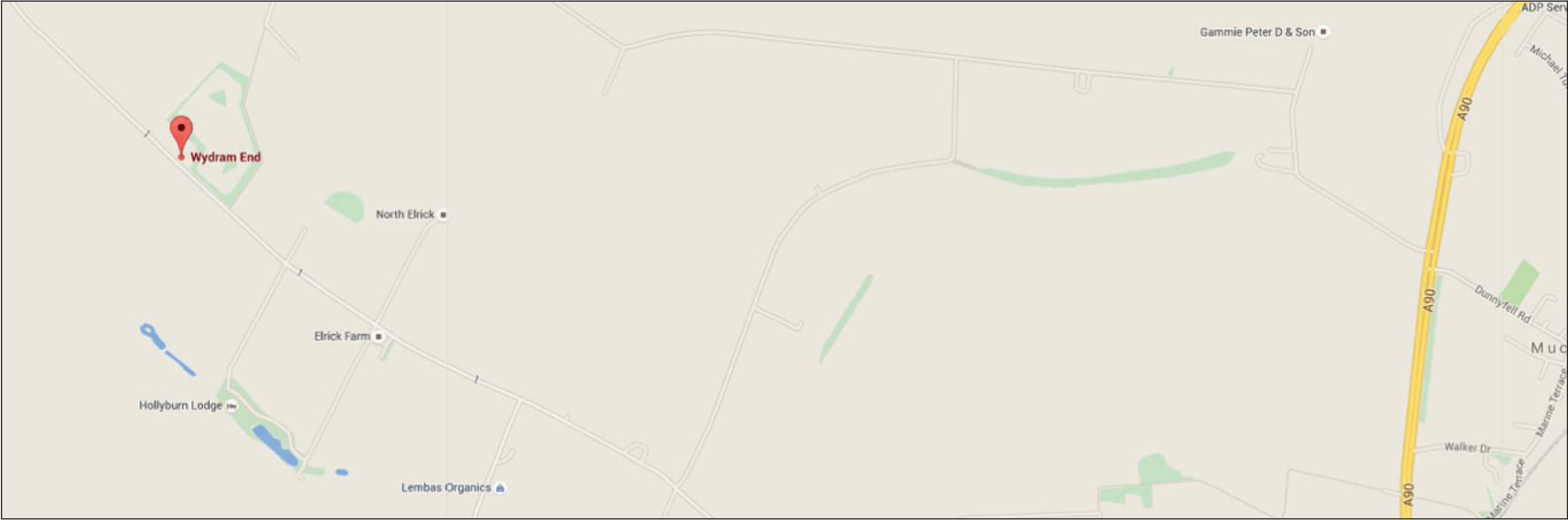
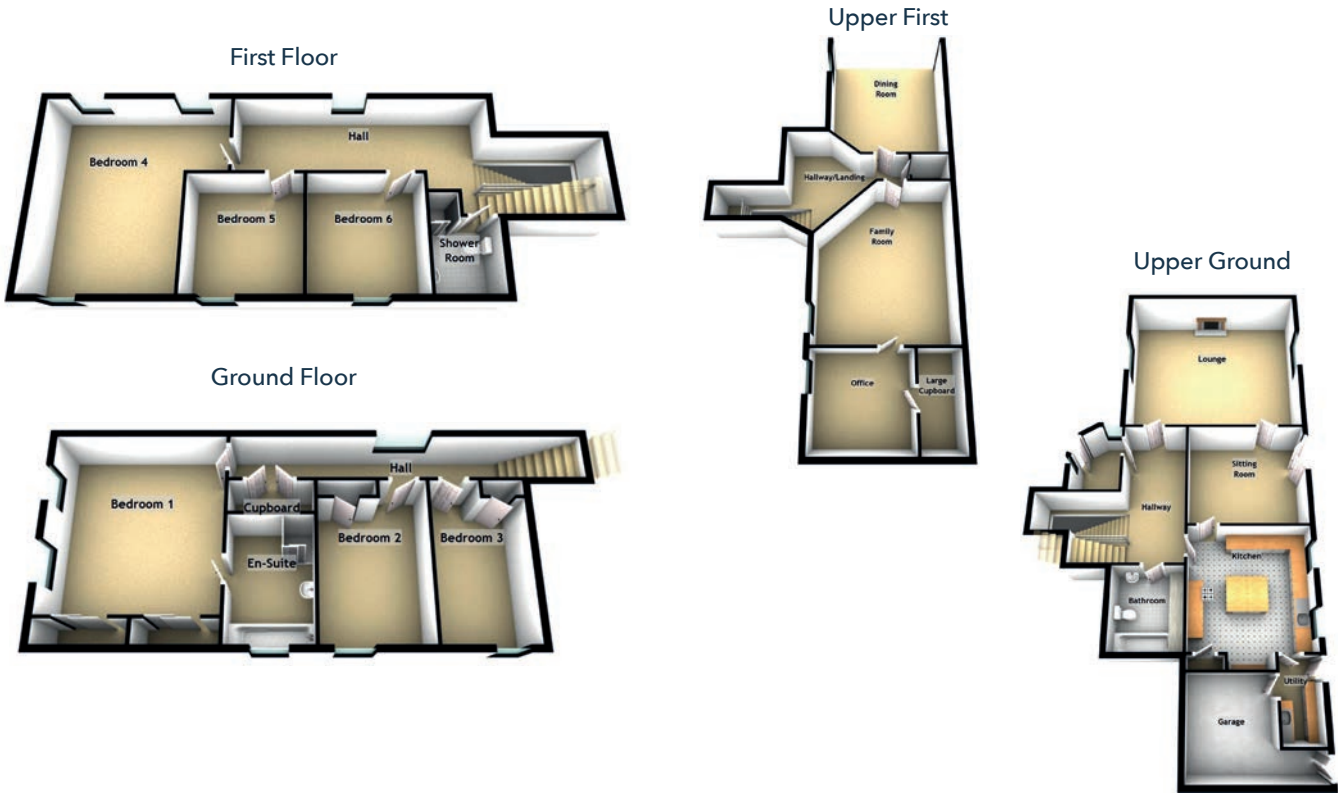
Bedrooms

The property benefits from oil fired central heating with thermostatic controls while the lounge features an inglenook, recessed, stone hearth and mantel with multi fuel stove. The double garage has a remote controlled overhead electric door and internal door giving access to the utility room. The driveway has a double entrance with space for parking for up to six cars. The steading is set within a generous plot with

a feature wall to the front, an enclosed rear garden mainly laid to lawn with mature trees and shrubs and a large patio area the full length of the property. This undoubtedly represents a rare opportunity to the discerning buyer to acquire a unique, thoughtfully designed conversion. An executive home exuding quality and early viewings are highly recommended.



Specifications



Approximate Dimensions (Taken from the widest point)

Dining Room	4.90m (16'1") x 4.58m (15')	Bedroom 2	4.23m (13'11") x 2.80m (9'2")	Gross internal floor area (m ²) 332 Square Metres or thereby
Lounge	6.50m (21'4") x 6.00m (19'8")	Bedroom 3	4.37m (14'4") x 2.40m (7'10")	
Family Room	5.08m (16'8") x 4.55m (14'11")	Bedroom 4	5.82m (19'1") x 5.30m (17'5")	EXTRAS (Included in the sale)
Kitchen	4.41m (14'6") x 4.20m (13'9")	Bedroom 5	3.30m (10'10") x 3.20m (10'6")	
Utility	3.50m (11'6") x 2.04m (6'8")	Bedroom 6	3.30m (10'10") x 3.20m (10'6")	Double glazed windows, three point locking system on the external doors and security alarm. All floor coverings and blinds where applicable, garden shed.
Sitting Room	4.82m (15'10") x 3.80m (12'6")	Shower Room	2.05m (6'9") x 1.85m (6'1")	
Office	3.00m (9'10") x 2.87m (9'5")	Bathroom	3.21m (10'6") x 2.40m (7'10")	
Bedroom 1	5.00m (16'5") x 4.50m (14'9")	Garage	7.62m (25') x 5.37m (17'7")	
En-Suite	3.50m (11'6") x 2.20m (7'3")			




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**Part
Exchange
Available**



Text and description
ANDREW REID
 Surveyor



Professional photography
SCOTT MARSHALL
 Photographer



Layout graphics and design
ALAN SUTHERLAND
 Designer

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