

10 Beechcroft Avenue

INSCH, ABERDEENSHIRE, AB52 6WD



McEwan Fraser Legal is delighted to offer to the market this 5-bedroom detached property, number 10 Beechcroft Avenue has been architecturally re-designed to the highest of specifications, with the skill of professional trade persons and quality materials being evident at every turn of this exceptional property.

Presented to the market in an immaculate walk-in condition, with generous room sizes over two floors that allow for modern-day and versatile family living. Immaculate decor in fresh neutral tones, with quality floor coverings, fixtures, and fittings offering luxury and comfort throughout, many of them specially commissioned.



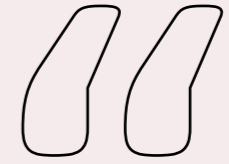


The property comprises a welcoming hallway leading to all accommodation, an open-plan kitchen with quality integrated appliances, and a central island, that seamlessly integrates the living, dining, and lounge all flooded with natural light from multiple windows throughout.



The bespoke recently installed open-plan kitchen with quality integrated appliances is the heart of this home, seamlessly integrating the living, dining, and kitchen areas, providing a warm and inviting ambience for gatherings with family and friends, with a Jøtul wood burning stove adding a touch of grandeur.





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The open-plan dining area leads to the stunning sun lounge providing additional living space with patio doors to the rear garden.

A large utility/laundry room with a laundry shoot allows access to the integrated garage and side garden, further access to the rear garden is from the kitchen and sunroom, and a guest WC in the hall completes the ground floor.



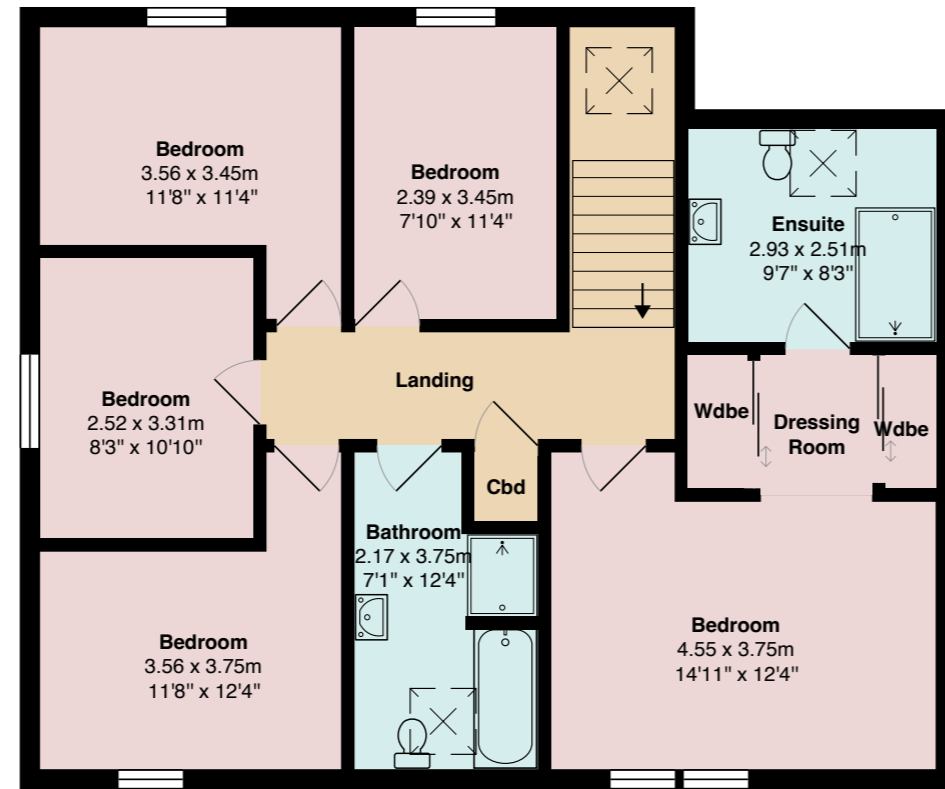
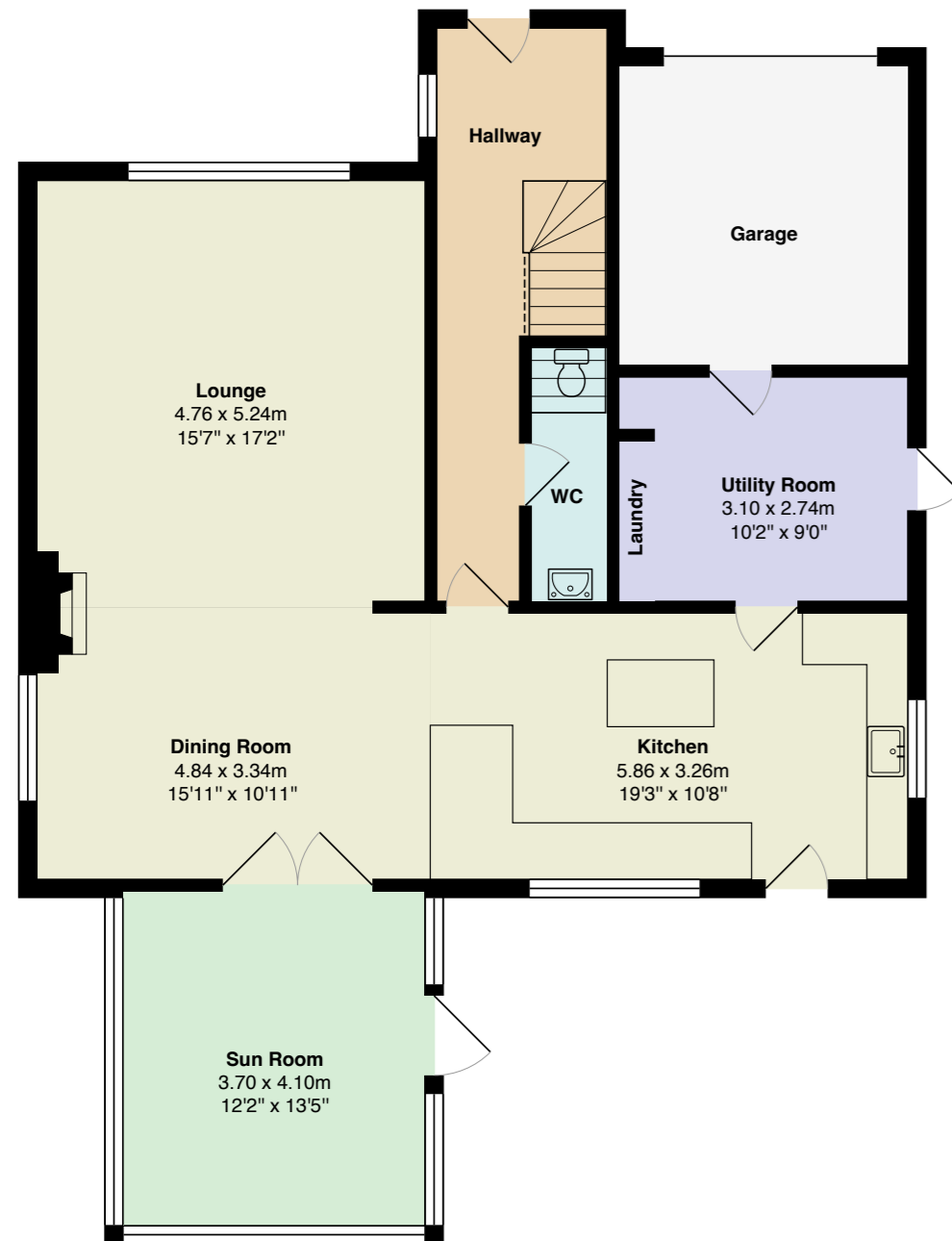
A carpeted stairway with wooden balustrade leads to the first floor where you have a centrally located modern family bathroom, a generously sized master bedroom enjoying the luxury of the stylish en-suite shower room and dressing area with fitted wardrobes, with four further well-presented bedrooms all of which have ample space for an array of standalone furniture. In addition, there are ample storage cupboards on both floors.



“...a generously sized master bedroom enjoying the luxury of the stylish en-suite shower room and dressing area with fitted wardrobes...”







Gross internal floor area (m²): 179m²
EPC Rating: A





Off-street parking is available on the driveway for up to three vehicles, the drive is laid to tar and allows access to the integrated garage which has power and light and is fitted with an electric door. The front garden has a low perimeter hedge and is laid with an abundance of mature shrubs, plants, and seasonal flowers.

Access to the beautifully landscaped rear garden is available through a secure side gate, the utility room, the kitchen, or the sunroom. This exceptional outdoor space is a must-see, featuring an air-source-heated swimming pool and jacuzzi, both fully enclosed for safety. The garden also includes a spacious sandstone patio, an elegant greenhouse equipped with power and water, and a recently built high-quality gazebo. Constructed from premium spruce with thick wooden walls, the gazebo boasts a double-glazed HR++ window, adding to the garden's luxurious appeal.

The south-facing garden is fully enclosed and bordered by a high wooden fence ensuring a secure area for children and pets and ideal for some alfresco dining outdoor entertaining and enjoying the sun. The garden is laid to lawn with an abundance of mature shrubs, plants, and seasonal flowers.

The standard of this home will be difficult to match and is quite simply a must-view. With its versatile living accommodation, it would suit the young family with room to grow or the extended family. This eco-friendly property further benefits from a recently fitted Air Source Heating system and solar panels. Early viewing is highly recommended to fully appreciate the location and accommodation that is on offer.







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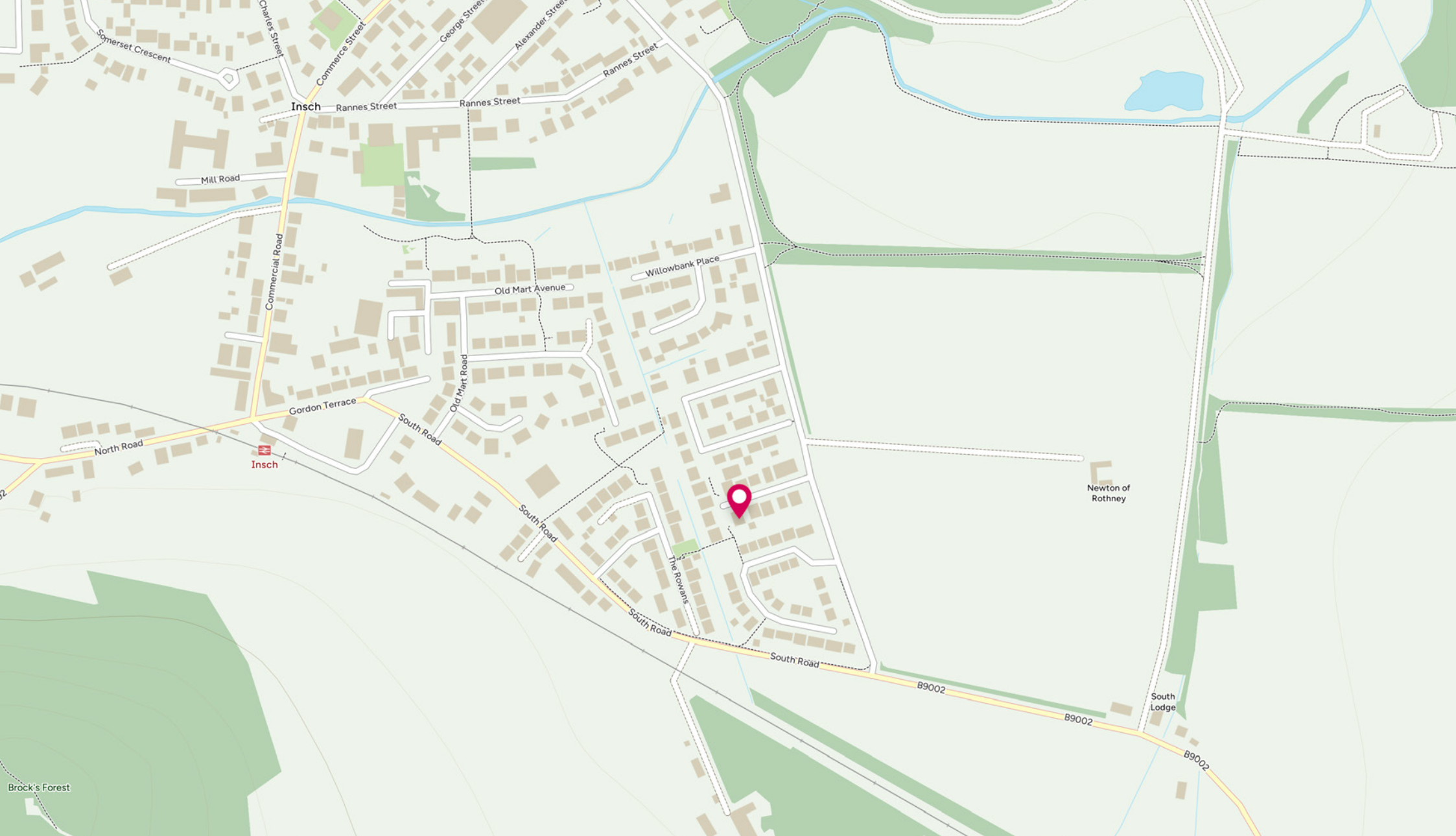


The charming country town of Inverurie has become increasingly popular, offering a gated railway station and convenient access to the enhanced A96, which provides excellent commuting options to Inverurie, Dyce, and Aberdeen to the east, as well as Huntly and Elgin to the west. Inverurie boasts a nursery and primary school, with secondary education available at Inverurie or the Gordon Schools in Huntly. The town is well-equipped with amenities, including a health centre, post office, chemist, library, and various shops, such as two mini supermarkets. Residents also enjoy services like hairdressers, a bakery, a chip shop, and a wide selection of restaurants and takeaways.

For leisure, Inverurie features an 18-hole golf course, a bowling club, the Bennachie Leisure Centre, and outstanding hillwalking opportunities in the nearby Bennachie Range.

Additional facilities can be found in the bustling market town of Huntly, which offers an excellent range of pre-school, primary, and secondary education options. Huntly is known for its vibrant selection of local and specialist shops, major supermarkets, cafés, tearooms, delicatessens, and restaurants. It also provides essential services such as several banking options, a large NHS health centre, and an array of hotels and pubs, all contributing to the area's considerable appeal.





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