




McEwan Fraser Legal

Solicitors & Estate Agents

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1 The Pastures

PETTYMUICK, UDNY STATION, ABERDEENSHIRE, AB41 6SB



Pettymuick

UDNY STATION, ABERDEENSHIRE, AB41 6SB

“... a small, exclusive development on the edge of the quaint village of Udney Station ...”

1 The Pastures, Pettymuick, Udney Station, Aberdeenshire forms part of a small exclusive development on the edge of the quaint and quiet village of Udney Station. Affording the opportunity to reside in a pleasant tranquil rural setting from which one can enjoy many benefits of the country life yet have easy accessibility to all areas of Aberdeen now that the new Arterial Route is open. The location is particularly convenient for the Airport and the oil-related offices at Dyce, Bridge of Don, Westhill and Kingswells with easy accessibility to Aberdeen city itself.

The area is also well served by good public transport facilities. There is a doctors' surgery in the village. Primary school children could attend Cultercullen Primary School which is situated approximately two miles away. There are excellent secondary schools at Oldmeldrum and the recently opened Ellon Academy Community Campus. In addition, a wide range of sporting and recreational attractions are available locally including various golf courses with the world famous Trump Course being very close, hill and forest walks and also the opportunity to enjoy the facilities at nearby Haddo House, Forvie Nature Reserve at Newburgh and nearby Balmedie Beach.

This stunning property nestled in the Udney countryside gives you the opportunity of residing in tranquil country surroundings, away from the pressures of the city. It also benefits from being only approximately seven miles from the larger town of Ellon with all its' amenities.



1 The Pastures

PETTYMUICK, UDNY STATION, ABERDEENSHIRE, AB41 6SB

McEwan Fraser Legal are delighted to present to the market a highly desirable four bedroom executive detached dwelling. This stunning eco-friendly property has been built using the latest Scotframe Gold val-u-therm House and is further enhanced with a Welsh slated roof. Designed and built by the present owner to the highest of specifications with the assistance of a renowned local architect and provides a superb, modern family living style. The property boasts many appealing features bespoke kitchen and bathrooms from Laings of Inverurie, fantastic decor, superior stylish fittings, and furnishings including the use of quality materials throughout. Further benefiting from oil fired central heating with full under floor heating system throughout the ground floor and full double glazing. This well-proportioned property offers spacious living accommodation over two floors.

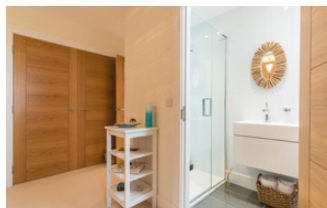
On entering the property the quality soon becomes evident. The tastefully decorated lounge with dual aspect windows allows an abundance of natural light to flood this room. The stunning bespoke kitchen designed by Laings of Inverurie has been fitted with a range of quality base, wall units and work surfaces with a glass splash back. Quality integrated appliances throughout with an impressive central island as the main focal point, with French doors that lead to the rear gardens. From the spacious hallway, you have further access to a good-sized utility room which includes a plethora of cupboard space and

work surfaces, a family shower room, the formal dining room, and fourth bedroom, currently being utilized as an office.

A carpeted staircase with oak and glass handrails lead to the spacious landing. The master bedroom is very well proportioned with his and her wardrobes with ample space for a range of furniture, overlooks the front garden and benefits from an en-suite shower room. There are two further large double bedrooms with his and her wardrobes. Completing the accommodation is the three-piece family bathroom. A fantastic beautifully presented family home that must be viewed to fully appreciate the design, style, workmanship, and stunning location that this property has to offer.

A private recently tarred road leads to the spacious front garden and driveway where there is parking for multiple vehicles. A spacious double garage with Hormann twin roller doors has power and light. The front garden is laid mostly to lawn with borders that will contain multiple shrubs and plants. The spacious rear garden is designed to enjoy the sun all day long with multiple entertainment/seating areas with a slate-style patio area that is perfect for enjoying some alfresco dining. Raised oak sleeper borders will eventually have numerous plants, shrubs and seasonal flowers. A large oak fence ensures that the rear garden is private and a safe environment for children and pets alike.





Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

| | |
|--------------------|--------------------------------|
| Entrance Vestibule | 2.00m (6'7") x 1.60m (5'3") |
| Lounge | 6.50m (21'4") x 4.50m (14'9") |
| Dining Room | 4.40m (14'5") x 3.20m (10'6") |
| Kitchen | 6.50m (21'4") x 4.40m (14'5") |
| Utility | 2.90m (9'6") x 1.80m (5'11") |
| Bedroom 1 | 4.60m (15'1") x 4.40m (14'5") |
| Bedroom 2 | 4.60m (15'1") x 4.40m (14'5") |
| En-suite | 2.31m (7'7") x 1.02m (3'4") |
| Bedroom 3 | 4.20m (13'9") x 3.90m (12'10") |
| Bedroom 4/Study | 4.40m (14'5") x 3.70m (12'2") |
| Bathroom | 2.40m (7'10") x 2.20m (7'3") |
| Shower Room | 2.30m (7'7") x 1.80m (5'11") |

Gross internal floor area (m²): 214m² | EPC Rating: B

Services: Mains water and electric. Drainage is to a septic tank. Oil fired central heating.

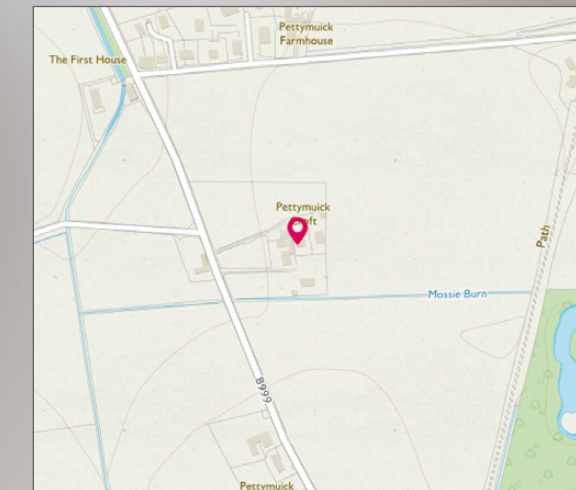


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>



**RENTAL OF PADDOCK IS AVAILABLE BY
SEPARATE NEGOTIATION**




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Exchange
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Text and description
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