



**McEwan Fraser Legal**

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The Beeches

BLAIRS, ABERDEEN, AB12 5YT

McEwan Fraser Legal is delighted to present The Beeches, a breathtaking 4 Bedroom detached villa near Blairs in rural Deeside. The Beeches is in pristine walk-in condition and offers an authentic taste of rural living despite being only four miles southwest of Peterculter, showcasing gorgeous views across Deeside. The property sits on a mature wooded plot which extends to approximately one acre and affords complete privacy to the accommodation.

The tarmac drive at the house's entrance can accommodate at least eight cars with a double garage. A stone staircase leads you to the front door and vestibule, where the accommodation is over two levels. A prospective buyer will observe that the house is not visible through the tree canopy and shrubs, assuring this family home is completely private.

The ground floor comprises a formal lounge, an exceptional feature kitchen/diner with bi-fold doors that lead to a stunning triple aspect sun-room, three double bedrooms, all with wardrobes and integrated blinds, a family bathroom with a separate bath and shower, and an extremely versatile utility/boot room (with a specialist dog shower) all accessible from the hall. The first floor is accessed via a stairway from the entrance hall and leads to a beautiful walk-in fitted dressing area that currently functions as an airy work-from-home space, the main bedroom with two separate roof balconies and an en-suite bathroom.





The comfortable dual-aspect lounge, with a vaulted ceiling & cassette stove, has a feature exposed stone wall full of natural soft light filtered from the tree canopy. Moving through the archway to the kitchen/diner, you move from one high-impact space to another. This Howden's bespoke culinary space is a practical rectangle with quartz work surfaces. The kitchen island houses the induction hob and informal breakfast bar; surrounding the island is a triple electric oven, dishwasher and integrated Fridge Freezer, pop-up NEFF extraction fan with generous storage. The lighting is functional and atmospheric, with ceiling lighting featuring hand-blown Neptune glass. Light populates the kitchen diner from three aspects reflecting from the matt white units and tiled floor, ensuring a bright, fresh family space.

The associated dual-aspect dining area is furnished with a bespoke dining table comfortably sitting six persons with a suspended Neptune glass light fitting, creating a luxurious space.







"...LIGHT POPULATES THE KITCHEN DINER FROM THREE ASPECTS REFLECTING FROM THE MATT WHITE UNITS AND TILED FLOOR, ENSURING A BRIGHT, FRESH FAMILY SPACE..."





Partitioned by bi-fold doors, sunlight enthusiasts will delight in adding a dual-aspect sun room that bathes the interior in natural light. The sun room serves as an ideal space for relaxation, allowing you to bask in the sun's warmth while enjoying picturesque views of the surrounding gardens. Opening the bifold and patio doors blends the kitchen diner/sun room into the patio dining space, hot tub, and the Koi-carp pool, forging a social entertaining hub.







Conveniently positioned, off the kitchen is the functional heart of the home, the utility/boot room is equipped with a convenient shower room, a bespoke dog shower, a wine cooler and abundant storage, ensuring efficiency and organization in managing household tasks.

From the utility room, you move through to the accommodation area, three generous double bedrooms and the family bathroom.

Climbing the stairs to the principal bedroom, a large double with dual roof balconies offering an outlook over the rear garden and Deeside beyond. The quality en-suite bathroom is fully tiled and includes a double shower, dual washbasins, ceiling lights, heated towel rail, and fitted storage. Off the upstairs landing is a beautiful walk-in fitted dressing area flooded with light from dual velux windows, which also double as a work-from-home space.









"...THE STAIRS TO THE PRINCIPAL BEDROOM, A LARGE DOUBLE WITH DUAL ROOF BALCONIES OFFERING AN OUTLOOK OVER THE REAR GARDEN AND DEESIDE BEYOND..."







The double-glazed property has mains water and an oil central heating system. A septic tank and soak away deal with wastewater. The extensive basement is accessed from a door on the side of the building, providing considerable storage space.

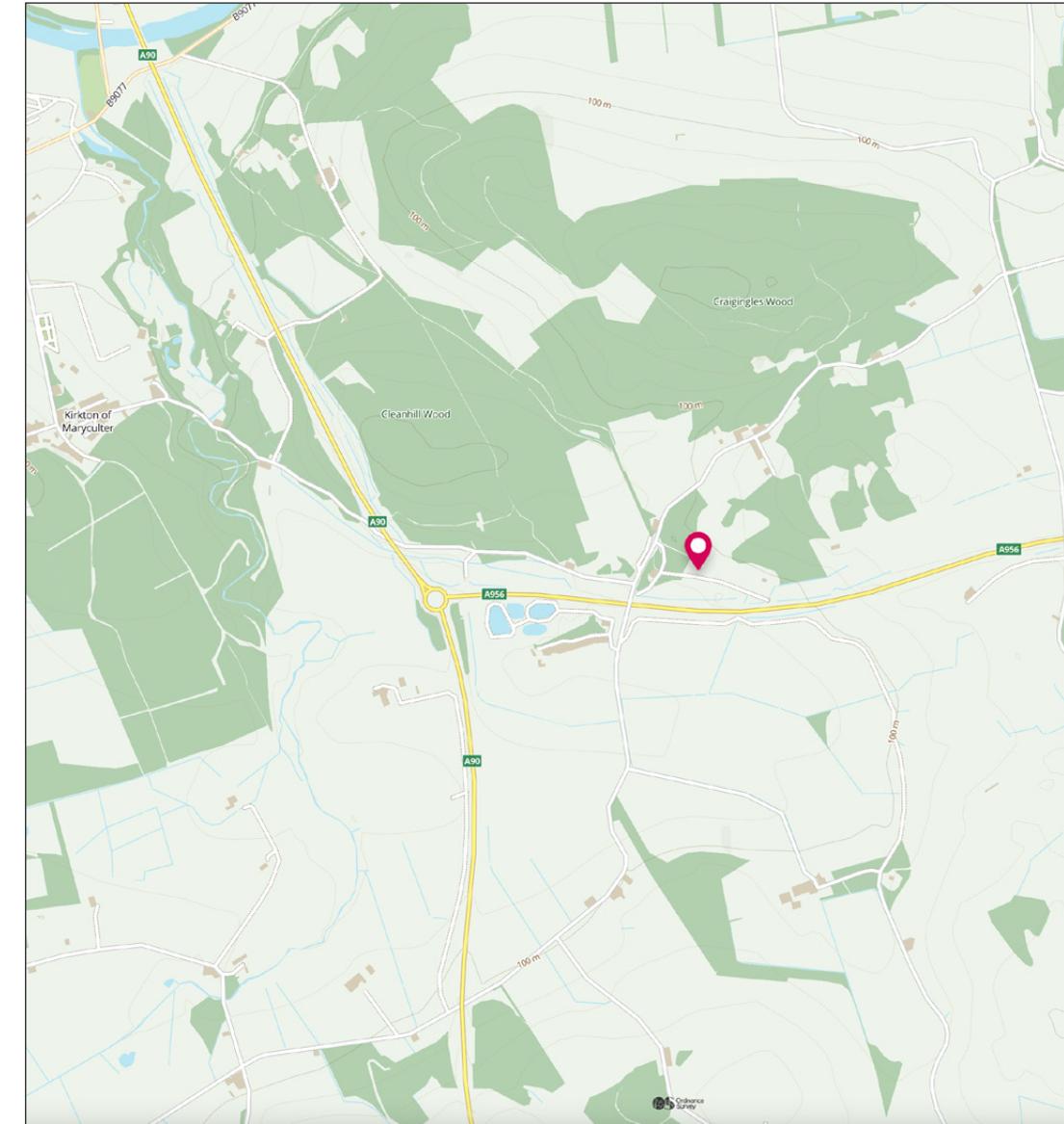
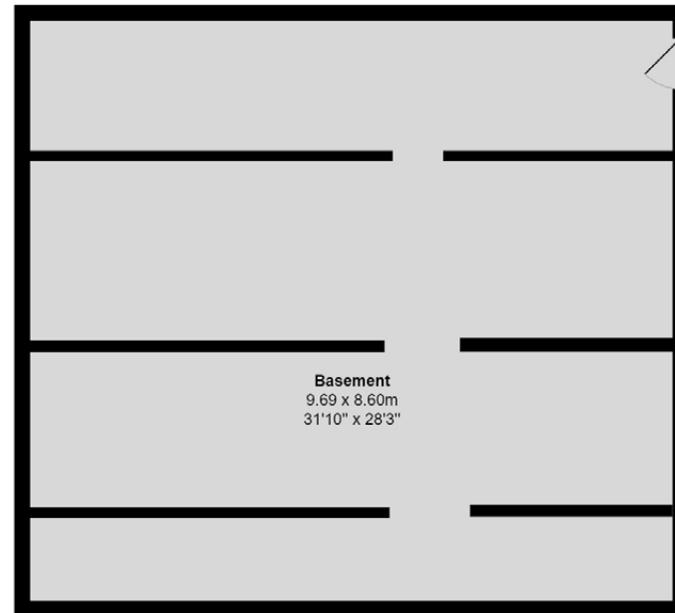
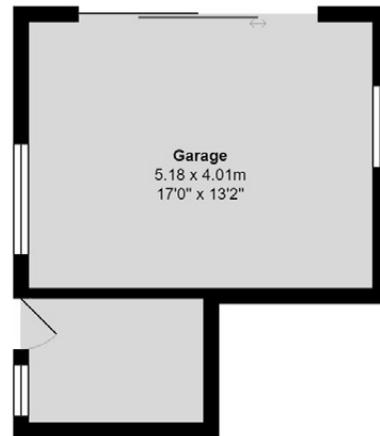
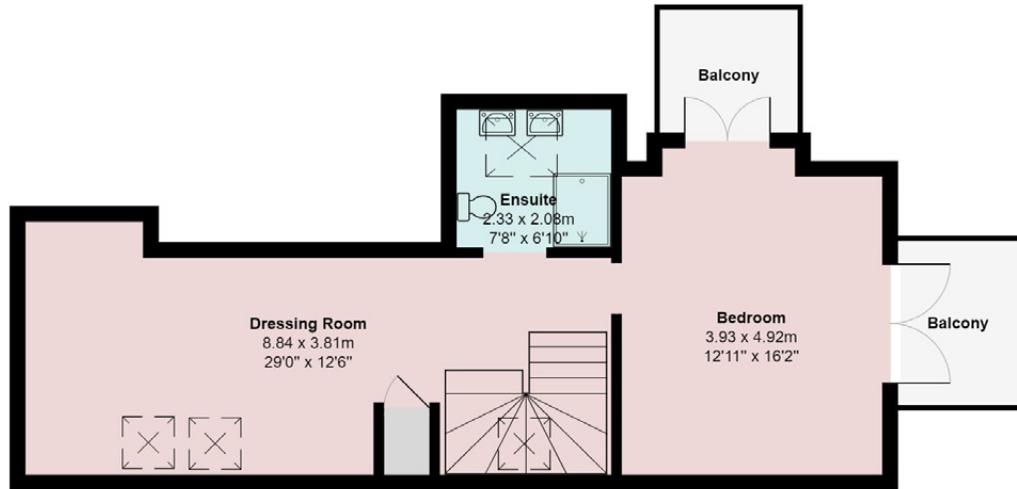
Externally, a substantial mature garden (lawn, trees and shrubs) is fully enclosed. The oversized double garage (unusually with sliding doors) has tonnes of parking in front of it. A stable that has been converted into dog kennels and a fully insulated workshop (candle making) that could also function as a gymnasium. A lock bloc path from the sun room leads to a Curtained Gazebo on a concrete plinth which houses the hot tub, and a second hard-standing which houses the spectacular glass-sided Koi Carp filtered pool. The paddock area with purpose-built dog kennels and a wooden shed could fulfil numerous roles. However, the pièce de résistance is the captivating monkey puzzle tree which safeguards the outdoor dining area.

The Beeches offers an exceptional opportunity to acquire a unique rural villa combining craftsmanship with functionality that has been fine-tuned for a large family, multi-generational living, or business hosting in a private and stunning rural setting.












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