




McEwan Fraser Legal

Solicitors & Estate Agents

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Beechlea

AUCHREDDIE ROAD EAST, NEW DEER, TURRIFF, AB53 6TW

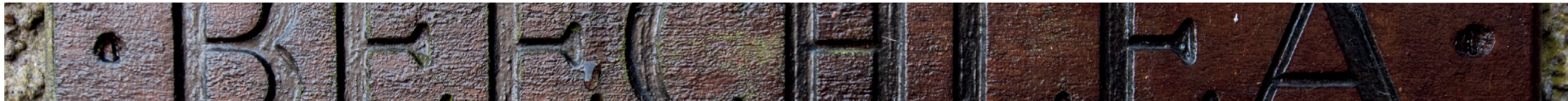
NEW DEER TURRIFF AB53 6TW

This fantastic property is situated on the A948 in the quiet village of New Deer, a quaint, little village providing all the local amenities one would expect: pre-school and primary schooling, local shops, post office, health centre, pharmacy and garage. The property is also conveniently located between the towns of Mintlaw (approximately 8 miles) and Turriff (approximately 12 miles) providing excellent secondary and higher education.

The local area boasts numerous leisure facilities including a leisure centre and swimming pool in Turriff. Also close by is Aden Country Park, a fantastic location

with numerous children's playgrounds, areas for dog walking and cycling, a superb lake, a farming museum and café. Within a short drive, there are several banking facilities, restaurants, cafés, pubs, hotels, local shops and major supermarkets. Also nearby is the historic Old Monastery of Deer.

Easy access onto the A90 provides a direct route to Aberdeen, approximately 29 miles to the South. This city offers excellent rail and bus service, and national and international flights from Aberdeen Dyce Airport approximately 26 miles away.



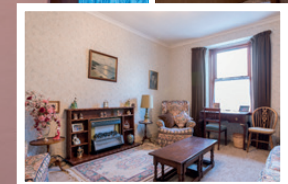
BEECHLEA, AUCHREDDIE ROAD EAST

Beachlea is a superbly located, traditionally built property set in the attractive village of New Deer located on the A948 midway between the Towns of Mintlaw and Turriff and very commutable to the city of Aberdeen. This well-proportioned property occupies a very large corner plot for which the current owners have planning permission in place to build a further detached property. This spacious four-bedroom property with living accommodation over three floors has been meticulously maintained. The property further benefits from full double-glazing and gas fuelled central heating. The bright and airy accommodation comprises of front entry porch that leads to the welcoming traditional reception hall. There are two principal rooms on the ground floor, the lounge and sitting room, providing flexible accommodation. To the rear of the property, a second entry and utility porch lead to the dining kitchen that includes floor and wall mounted units with contrasting worktops and a spacious pantry.

A carpeted staircase with wooden

balustrade ascends to the half landing then onto the first floor and attic rooms. The three-piece family bathroom is located on the half landing with two large double bedrooms on the first floor. The master bedroom is bright and spacious with a large changing area with his and her wardrobes. The second bedroom has dual aspect windows and is flooded with natural light. An office completes this floor. Two additional double bedrooms are located on the second floor. The home also benefits from ample storage cupboards throughout.

Gardens/outside: A gated, tarmacked driveway leads to the rear of the property where parking is available for multiple vehicles. The two story, stone built, double garage has a workshop/loft above it with a separate entrance. The majority of the extensive gardens is landscaped with an abundance of grass, mature trees, shrubs and plants. The elevated rear garden and large vegetable plot has planning permission in place for a second detached property and will be sold with the main house.





SPECIFICATIONS



Approximate Dimensions
(Taken from the widest point)

Lounge	5.00m (16'5") x 3.60m (11'10")
Sitting Room	5.00m (16'5") x 3.60m (11'10")
Kitchen	4.80m (15'9") max x 4.00m (13'1")
Pantry	1.46m (4'9") x 1.04m (3'5")
Office	2.00m (6'7") x 1.80m (5'11")
Bedroom 1	5.00m (16'5") x 3.60m (11'10")
Bedroom 2	5.00m (16'5") x 3.60m (11'10")
Bedroom 3	3.60m (11'10") x 3.30m (10'10")
Bedroom 4	3.60m (11'10") x 3.20m (10'6")
Bathroom	2.80m (9'2") x 1.80m (5'11")
Garage	5.20m (17'1") x 4.80m (15'9")
Workshop	5.20m (17'1") x 4.80m (15'9")

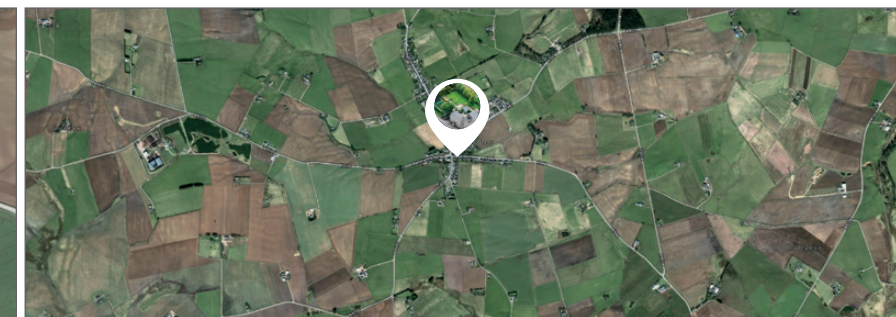
Gross internal floor area (m²): 139m²

EPC Rating: G

Extras (Included in the sale):

All fitted floor coverings, blinds, curtains, and light fittings are included in the sale.

Notes : The decisions and conditions for the planning permission for APP/2017/2541 can be can be viewed online at <http://public.aberdeenshire.gov.uk/eplanning>.





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