



**McEwan Fraser Legal**

Solicitors & Estate Agents

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7 Cormack Park

ROTHIENORMAN, INVERURIE, ABERDEENSHIRE, AB51 8GL



The Location

ABERDEENSHIRE, AB51 8GL

Situated in the country village of Rothienorman which boasts a wide range of village amenities, including a new build primary school with secondary schooling available at the highly regarded Meldrum Academy in Oldmeldrum with transport provided. Rothienorman is easily commutable to Inverurie, Huntly, Aberdeen, Dyce and Westhill. In the village itself, there is The Steadin Restaurant, the village shop, the Rothie Inn pub, a car maintenance garage and the “Five Salon” hairdressers. The nearby bustling town of Inverurie (which lies only 9 miles away) is within easy commuting distance to the city of Aberdeen, Dyce and the new Prime Four site at Kingswells. There are numerous leisure facilities available in the area, swimming pool, Skyline Trampoline Park, Garioch sports centre, Lochter Activity Centre, horse riding, mountain bike trails and numerous country walks including the Bennachie range of hills to be enjoyed.

All the normal facilities one would expect can be found in the towns of Inverurie and Oldmeldrum with several banking options, major NHS health centres, local shops, post office, major supermarkets, restaurants, cafés, a multitude of tearooms, delicatessens, hotels and pubs, all of which add to the appeal of this area. A comprehensive East Coast bus network is available from the village and town with the East Coast Rail Network operating through Inverurie, providing a link to both Inverness and Aberdeen. National and international flights are provided by Aberdeen Dyce Airport.





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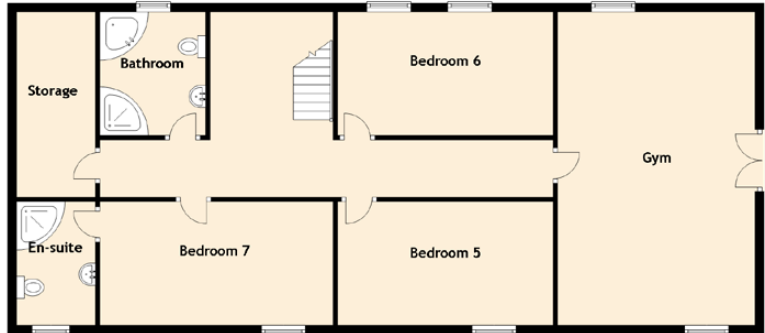
McEwan Fraser Legal has the pleasure of offering for sale a superior built seven bedroom detached property, architecturally designed and extended to provide spacious modern-day flexible family living accommodation on two levels. The present owners have upgraded the property and recent upgrades include a fully fitted bespoke dining kitchen with central island, quartz worktops and superior integrated appliances. The property benefits from an immaculate neutral décor, a Turnberry woodburning stove, oil fired central heating with fully double glazed windows and doors throughout. With it's stunning quaint and quiet village location, offering versatile living accommodation for the growing or extended family this really is a must view property, you will not be disappointed. Accommodation comprises; vestibule, entrance hallway, fantastic bright spacious lounge, superior bespoke dining kitchen open plan to the fantastic sun room with formal dining area and patio doors to the rear garden. Utility room with access to the rear garden and the guest WC. There are four bedrooms on the ground floor, a guest bedroom with en-suite shower room, bedroom two is currently being used as an office/study with two further double bedrooms, a spacious four-piece family bathroom completes this floor. On the upper floor, you have the master en-suite, two further bedrooms, a large shelved store room, a four piece family bathroom with separate shower cubical and a spacious home gym with Romeo and Juliet balcony. In addition, there is access to the part floored loft space via a Ramsay ladder and ample storage cupboards on both floors.





Specifications

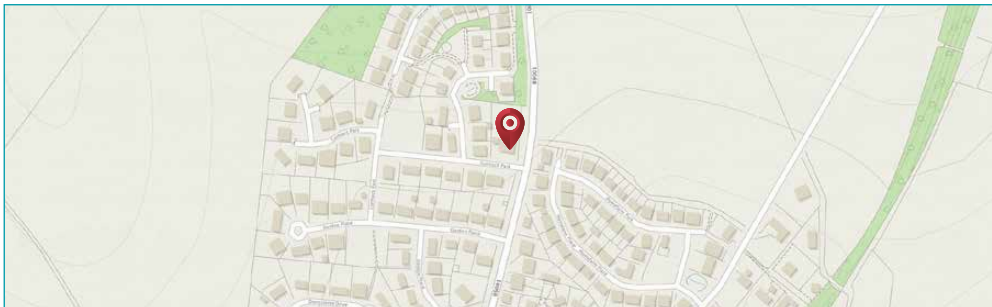
FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	6.10m (20') x 5.90m (19'4")
Kitchen/Diner	6.30m (20'8") x 4.80m (15'9")
Sun Room	4.70m (15'5") x 4.60m (15'1")
Bedroom 1	3.50m (11'6") x 3.50m (11'6")
En-suite	2.70m (8'10") x 1.80m (5'11")
Bedroom 2	3.90m (12'10") x 3.60m (11'10")
Bedroom 3	3.80m (12'6") x 3.00m (9'10")
Bedroom 4	4.40m (14'5") x 3.80m (12'6")
Bedroom 5	4.90m (16'1") x 2.80m (9'2")
Bedroom 6	4.90m (16'1") x 2.80m (9'2")
Bedroom 7	5.30m (17'5") x 2.80m (9'2")
En-suite	2.80m (9'2") x 1.80m (5'11")
Utility	3.60m (11'10") x 1.80m (5'11")
Bathroom	3.40m (11'2") x 2.10m (6'11")
Bathroom	2.80m (9'2") x 2.40m (7'10")
WC	1.80m (5'11") x 1.20m (3'11")
Gym	7.10m (23'4") x 4.50m (14'9")

Gross internal floor area (m²): 324m² | EPC Rating: C





To the front of this property, you have off-street parking on the tarred driveway for multiple vehicles directly in front of the large well equipped double garage which has electric doors, power, light and a WC. The front garden is laid mostly to lawn with a scattering of various shrubs and plants. The spacious rear garden is accessed from the sides of the property, the utility room and patio doors from the sun room. The vast fully enclosed garden is laid to lawn with borders that are planted with a multitude of fruit trees, shrubs and seasonal flowers. A patio area is ideal for entertaining and catching the sun, a high perimeter fence also makes this a safe and secure environment for children and pets alike.



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