



*METICULOUSLY MAINTAINED TRADITIONAL  
4-BEDROOM DETACHED BUNGALOW*



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# THE PROPERTY

Craighall is a spacious 4-bedroom detached bungalow set back from the B999 on a tree-lined track of approximately 500 metres. The present owners during their tenure have meticulously maintained and upgraded this fantastic property and garden grounds, presented to the market with generously sized rooms decorated in a crisp neutral tone. The property further benefits from full double glazing and oil-fired central heating. Its stunning peaceful location undoubtedly will make a fantastic family or extended family home, and would also suit the professional couple looking for a spacious ideally located property.





The spacious accommodation over a single level consists of; a porch leading to the hallway and all further accommodation. The lounge is flooded with natural light from a large picture window and is open plan to the formal dining room, it also allows access to the conservatory, and a recently installed wood-burning stove adds that touch of grandeur.



The dining kitchen is fitted with base and wall-mounted units with contrasting worktops and a mixture of integrated and stand-alone appliances with patio doors also allowing access to the utility room which also leads to the rear garden.



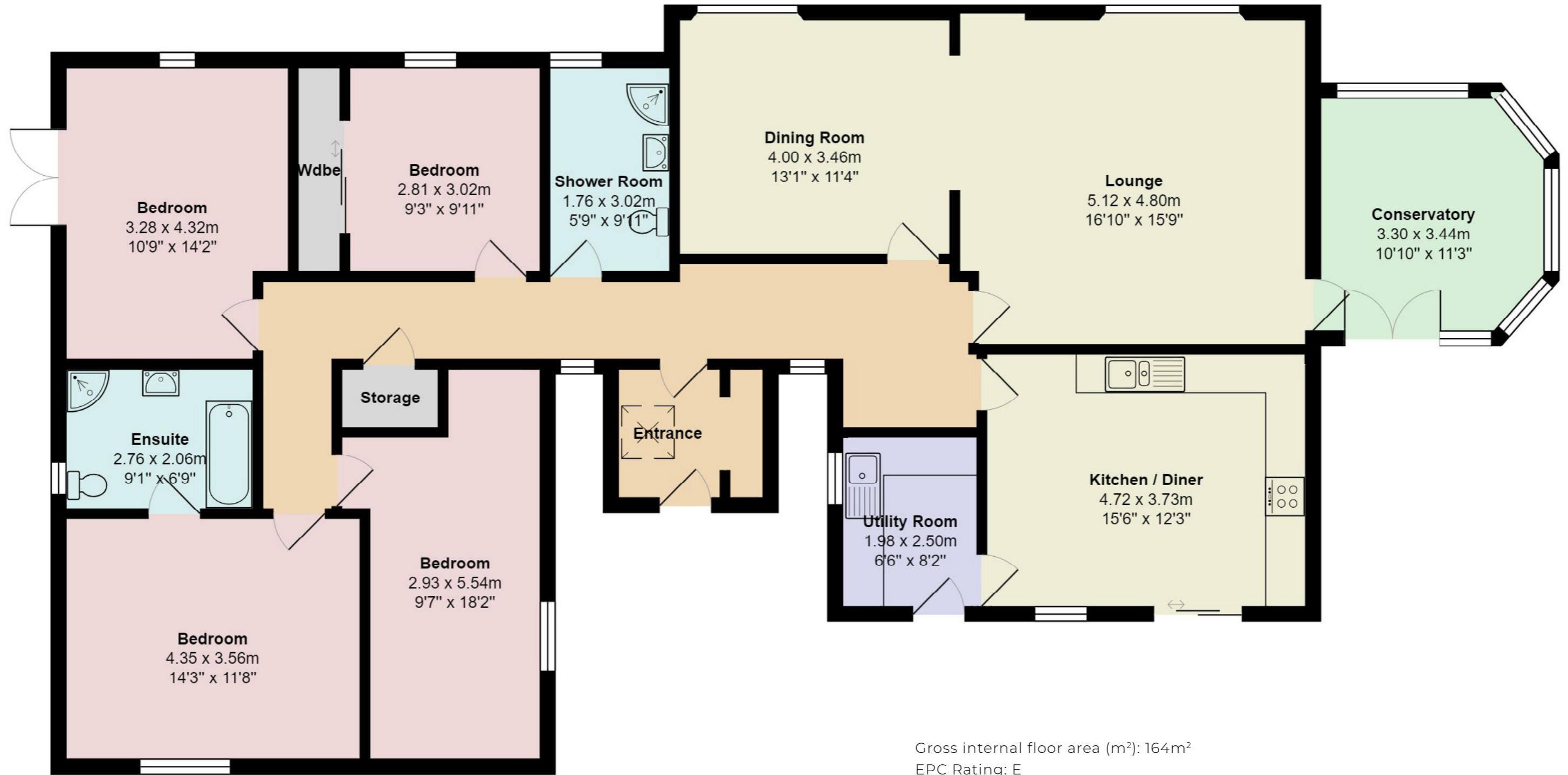
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The master bedroom with en-suite bathroom and separate shower cubical adds that touch of class. There are three further double bedrooms all of which are large enough to fit a multitude of bedroom furniture one of which has fitted wardrobes and is currently used as a home office. A centrally located family shower room and three-piece bathroom complete the accommodation.





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The extensive gardens are mostly laid to lawns with deep borders containing mature shrubs, plants, mature trees and seasonal flowers that are awash with colour throughout the year. A patio area with multiple seating areas throughout the garden ensures that you make the best of the day by enjoying the sun and stunning country views, perfect for entertaining and some al-fresco dining. The gardens are also a safe and secure environment for children and pets. For the keen gardener, there are raised vegetable beds and a greenhouse.

There is parking for multiple vehicles with a recently constructed stone and larch build garage that allows parking for at least two vehicles. Also just completed is the prefabricated metal workshop which is large enough to fit a reasonable-sized caravan or motorhome, both constructions have power and light.

The property has mains water and electricity with an oil-fired central heating system, and drains are to a septic tank and soak away.





# THE LOCATION

Craighall Keithfield is located in a stunning rural location in Aberdeenshire, North East Scotland, and is equidistant by approximately 6 miles between the country towns of Ellon in the east and Oldmeldrum in the west.

The desirable village of Tarves is approximately 2 miles from the property on the B999, with easy access to the A90 and gives direct routing to Aberdeen, especially with the completion of the Aberdeen Western Peripheral Route (By-Pass) which offers convenient commuting to the City and Dyce Airport in the South and the fishing ports of Fraserburgh, and Peterhead in the North.



The village and surrounding area of approximately 10 miles are steeped in history with many historic buildings and places waiting to be explored. Within the local community, there is a heritage group that provides a registered museum and heritage centre.

The village is situated very close to Haddo House with its extensive country park of approximately 80 acres and Tolquhon Castle. Within the village, a range of amenities includes local shops, restaurants, preschool, and primary school with secondary and higher education available at either Ellon or Oldmeldrum Academy.

There is a host of indoor and outdoor pursuits and leisure facilities, with Ellon and Oldmeldrum offering a more extensive range of shopping and leisure facilities.

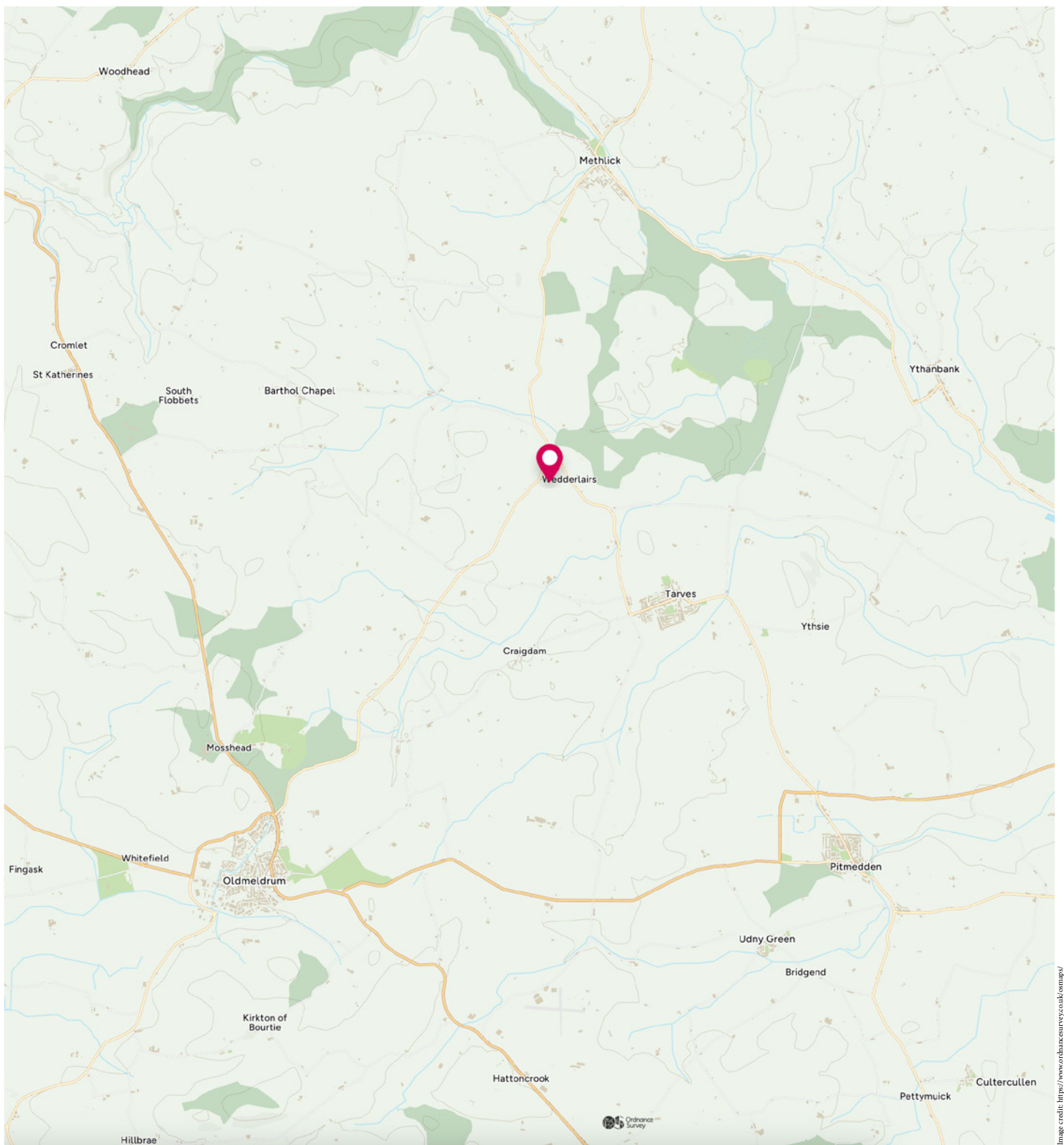


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

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