



**McEwan Fraser Legal**

Solicitors & Estate Agents

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Aldomar, Hatton of Fintray

DYCE, ABERDEENSHIRE, AB21 0YD



Dyce, Aberdeenshire

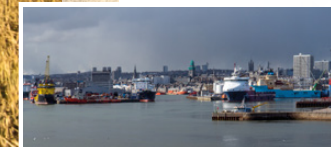
THIS BEAUTIFULLY PRESENTED BUNGALOW PROVIDES SUPERB FAMILY ACCOMMODATION
WITHIN EASY COMMUTING DISTANCE OF DYCE, ABERDEEN AND INVERURIE



Aldomar located in Hatton of Fintray enjoys superb uninterrupted south facing views over the surrounding countryside. This beautifully presented bungalow provides superb family accommodation within easy commuting distance of Dyce, Aberdeen and Inverurie. The location is ideal for those looking for a semi rural location that is within easy reach of local facilities and commuting distance to the city of Aberdeen.



Nearby is the small country village of Fintray which is located approximately four miles from Dyce, approximately twenty minutes drive from Bridge of Don and within easy commuting distance of Inverurie, Westhill and Aberdeen, together with the industrial estates and the Airport to the west of the city. The village boasts an excellent local primary school, a pub and has a range of recreational facilities nearby, including fishing on the River Don and golfing at nearby Newmachar.



Aberdeen city centre provides all the amenities one would expect from modern day city living, including a variety of pubs, clubs, restaurants and superb educational and recreational facilities. The city offers excellent bus and rail services, with national and international flights being provided from Dyce Airport. The main East Coast Rail Network operates through Aberdeen providing a link to the central belt, the south and west, to the city of Inverness.

Aldomar, Hatton of Fintray

BEAUTIFUL SOUTH FACING BUNGALOW WITH UNINTERRUPTED VIEWS, PROVIDING
GENEROUS ACCOMMODATION WITH LUXURY FIXTURES AND FITTINGS

Aldomar has been renovated to an exact standard with stunning features and innovative detail. This large bungalow offers its new owners a unique property in an extended plot and includes many pleasing features with beautiful views to the surrounding countryside.

This home is an attractive property with well-proportioned accommodation. The current owner has completely rebuilt the house to a very high standard offering modern comfortable living. The layout has great flexibility for a growing or extended family and has been finished with luxury fixtures and fittings throughout which provides a truly superior home. The decoration has been professionally finished and in line with Feng shui which creates a bright pleasant ambience.

Outside the extensive gardens which surround the property have been attractively landscaped with areas of lawn, mature shrubs, trees, borders, decking, locblock paving, patio areas and a large tarred drive leading to the attached double garage. In addition, there is an additional double garage unit to the rear which offers additional flexibility and would be suitable for a workshop or addition outside storage. The property has the additional benefit of a remote self-operating and self-charging lawnmower.

A home that is truly beautiful and is an absolute pleasure to live in, early viewings are recommended to appreciate the stunning features and detail of this fully renovated property in a very popular area of Aberdeenshire.



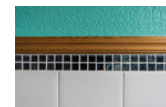
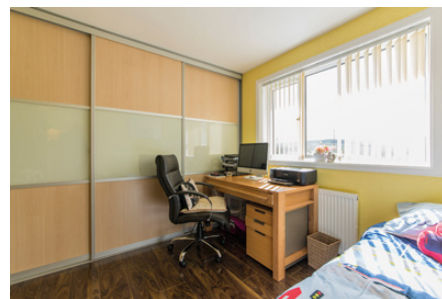
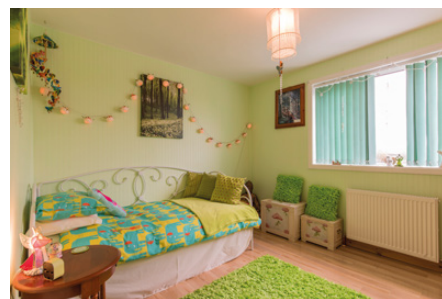
Key features of the property are:

- Entrance reception hall
- Large main lounge with front elevation to the south
- Well appointed conservatory leading to decking with views over the surrounding countryside
- Superior modern luxury kitchen with full integrated appliances including high gloss worktop surfaces, Reverse Osmosis filter water system and centre island with additional storage and power points
- Riva multi fuel burning stove
- Master en-suite bedroom
- Guest en-suite bedroom
- Further three double bedrooms, one featuring full wall length wardrobe storage with sliding doors
- Family bathroom with shower over bath and full tiling
- WC with shower unit
- Rear porch
- Infrared Sahara Valley sauna
- Engineered oak flooring
- solid Victorian oak interior doors throughout
- Double garage
- Workshop/garage
- Greenhouse and additional garden shed



Kitchen, Dining Room
& Conservatory

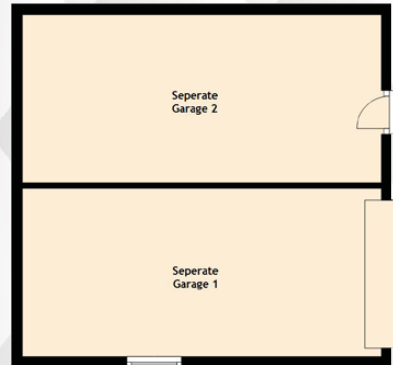




Bedrooms
Shower Room
& Bathroom

Specifications

Floor Plan, Dimensions & Map



Approximate Dimensions (Taken from the widest point)

Lounge	5.60m (18'4") x 5.60m (18'4")
Kitchen	6.30m (20'8") x 4.90m (16'1")
Conservatory	4.40m (14'5") x 3.80m (12'6")
Utility	3.00m (9'10") x 1.90m (6'3")
Porch	2.10m (6'11") x 2.10m (6'11")
Bedroom 1	4.90m (16'1") x 4.40m (14'5")
En-suite 1	4.30m (14'1") x 1.10m (3'7")
Bedroom 2	4.40m (14'5") x 4.30m (14'1")
En-suite 2	4.90m (16'1") x 1.10m (3'7")
Bedroom 3	3.80m (12'6") x 3.00m (9'10")
Bedroom 4	3.40m (11'2") x 2.90m (9'6")
Bedroom 5/Office	2.90m (9'6") x 2.90m (9'6")
Bathroom	3.00m (9'10") x 1.80m (5'11")
Shower Room	3.00m (9'10") x 1.30m (4'3")

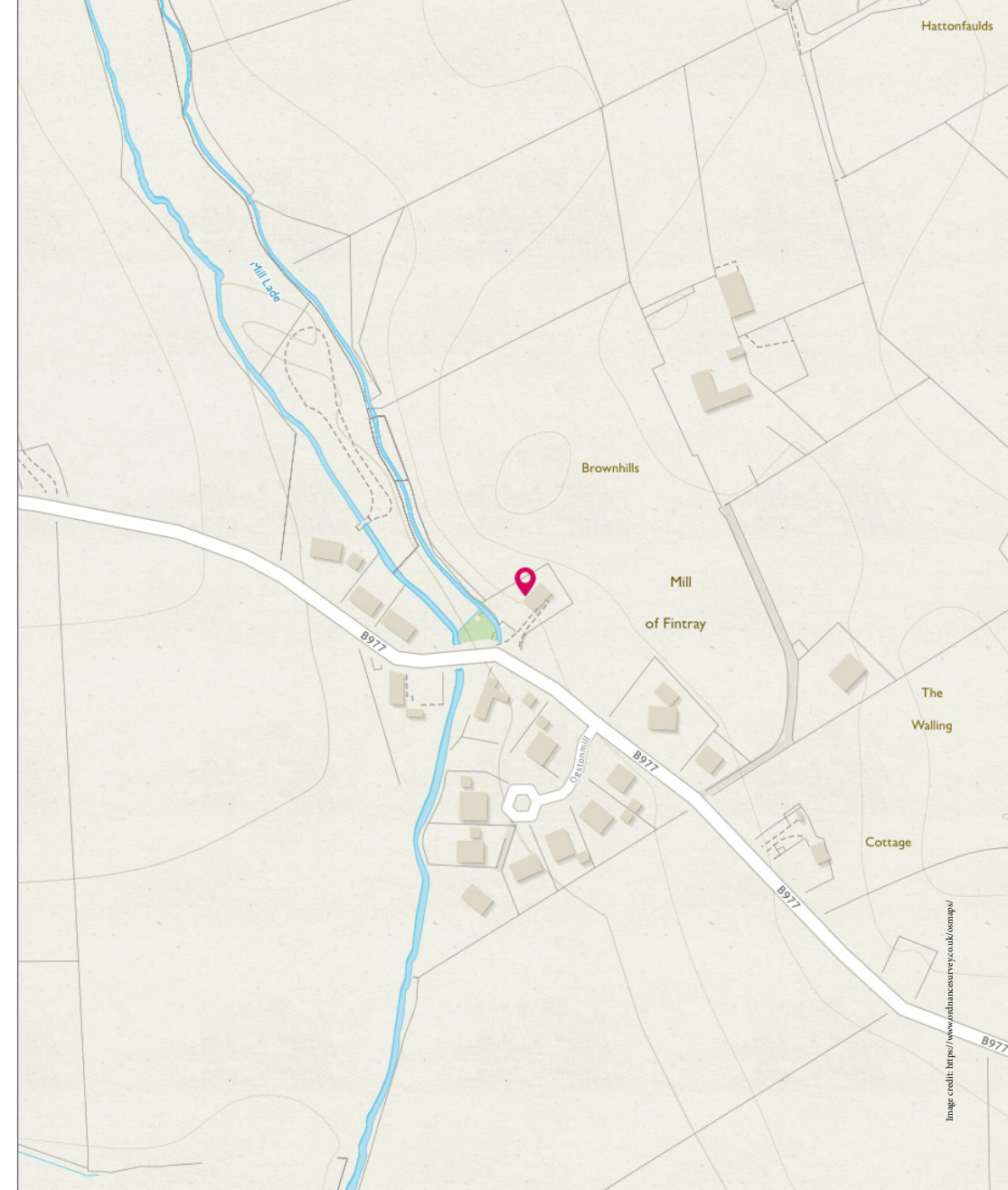
Double Garage	6.60m (21'8") x 5.90m (19'4")
Seperate Garage 1	6.60m (21'8") x 3.10m (10'2").
Seperate Garage 2	6.60m (21'8") x 3.10m (10'2")

Gross internal floor area (m²): 215m²

EPC Rating: D

Extras (Included in the sale): All floor covering and blinds are included in the sale as well as a remote, electric, self-controlled lawn mower.

DIRECTIONS: From Aberdeen travel on the A96 Aberdeen-Inverness road to Blackburn which is approximately five miles distant. On reaching Blackburn turn right at the first roundabout following the road into the village, approximately 1/2 way along this road turn right at the Leys Hotel onto the road signposted "Hatton of Fintray". Follow this road for approximately three miles, and on entering the village turn left onto the road signposted for Kintore. Follow this road for approximately 1/2 a mile and the property is located on the right side of the road.





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Text and description
ANDREW REID
Surveyor



Professional photography
SCOTT MARSHALL
Photographer



Layout graphics and design
ALLY CLARK
Designer