

Linaire Pitblain

DAVIOT, INVERURIE, ABERDEENSHIRE, AB51 0HZ



AN IMMACULATE WALK-IN CONDITION FOUR-BEDROOM FAMILY HOME



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk





McEwan Fraser Legal is delighted to bring an immaculate walk-in condition four-bedroom family home to the market. Linaire is a unique architect-designed property on the fringe of Daviot, a sought-after village in rural Aberdeenshire. Linaire exudes quality and offers spacious, versatile family living, showcasing impressive elevated views across the rolling Aberdeenshire landscape.

Inside, the property comprises an entrance hall that leads to all accommodation; the striking galleried lounge features a stone fireplace with a multi-fuel stove and separate bar area. You access the family room to the rear of the main lounge, comfortable space with patio doors opening to the rear garden. Returning to the entrance hall brings you to the ground floor shower room, two walls are fully tiled with a double shower and finished to an exceptional standard. Next is the Kitchen (Laings design)/Diner, a beautifully fitted open plan arrangement with multiple wall and base mounted units with granite work surfaces, quality integrated Siemens appliances and access to the utility room and garage beyond. A large formal dining room is available via sliding doors from the kitchen; both rooms have quality engineered oak flooring.

The Lounge



The Kitchen





Dining Room





Family Room







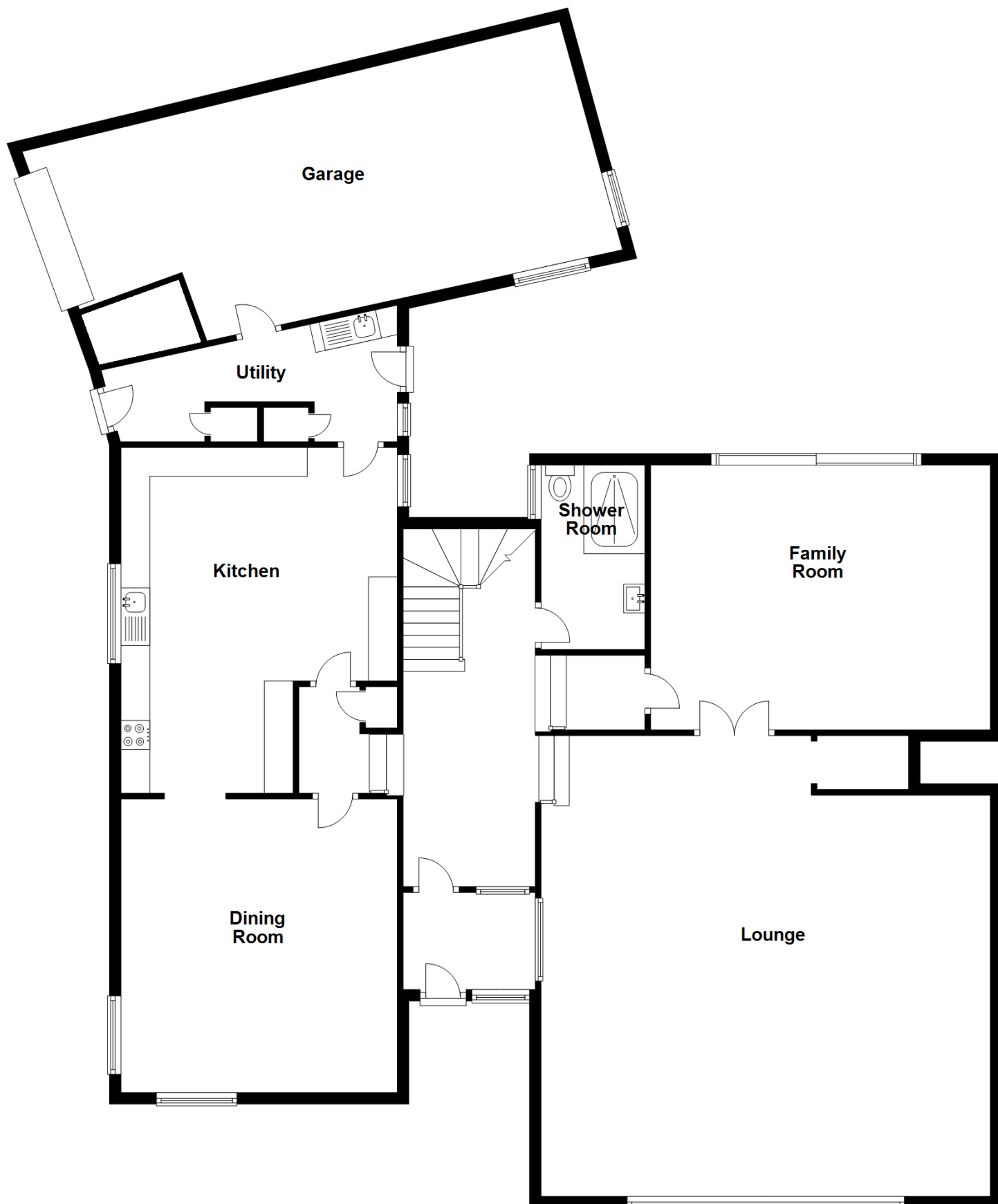
The staircase leads to the first-floor landing with a unique galleried view of the main lounge. You have four large double bedrooms on this floor; all have fitted wardrobes. Additionally, there are two hall cupboards—a superior family bathroom with a separate shower and bath complete this floor.

In addition to this, the property benefits from full double glazing, oil central heating, quality fitted floor coverings with a neutral colour scheme. Moreover, Linaire has several solar panels, a feed-in-tariff contract is transferable to the new owner.

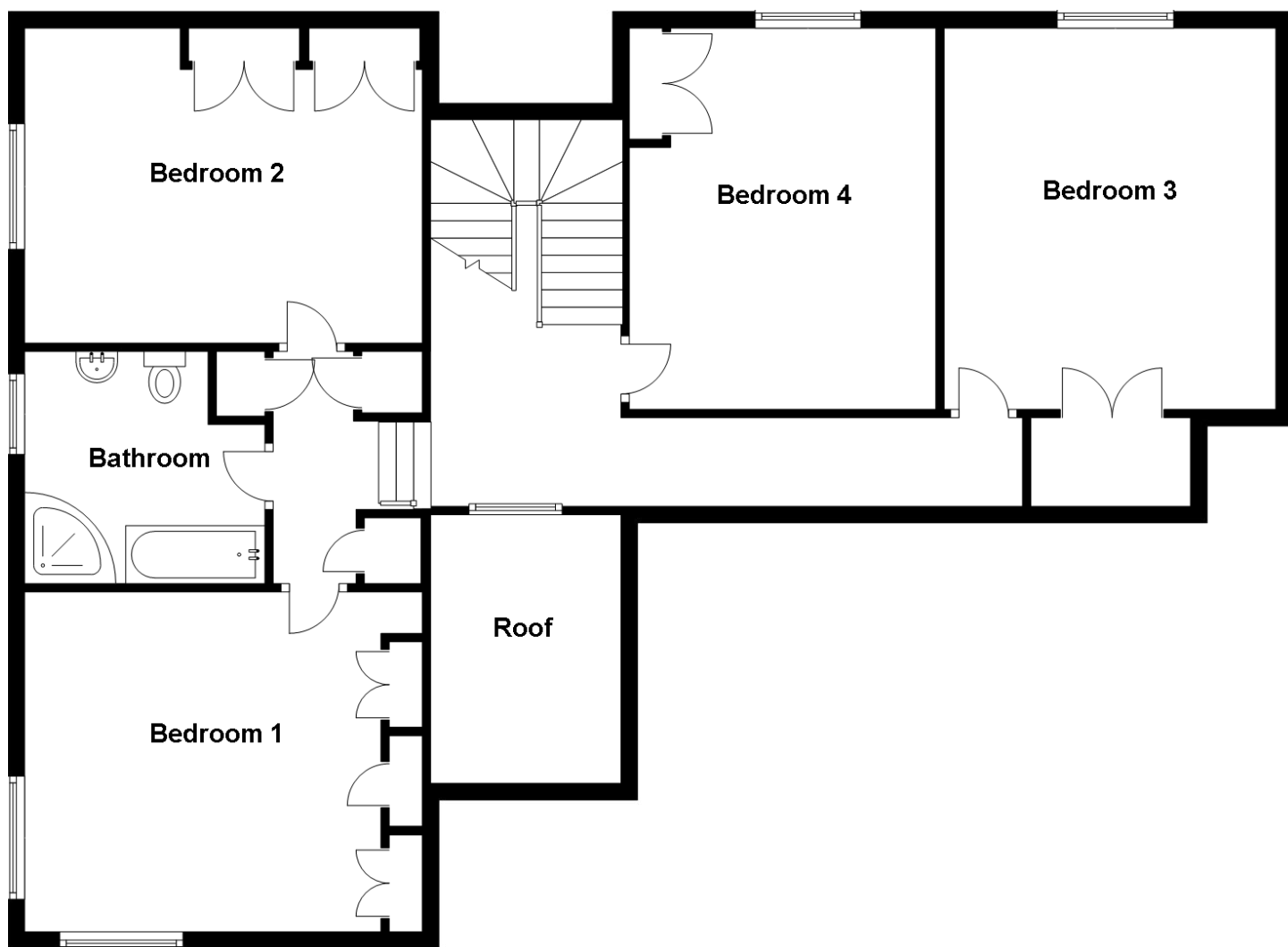


The Bedrooms





Floor Plan – Ground Floor



Approximate Dimensions
(Taken from the widest point)

GROUND FLOOR

Lounge	8.00m (26'3") x 7.80m (25'7")
Kitchen	6.00m (19'8") x 4.80m (15'9")
Dining Room	5.10m (16'9") x 4.80m (15'9")
Family Room	5.90m (19'4") x 4.60m (15'1")
Utility	4.98m (16'4") x 1.81m (5'11")
Shower Room	3.20m (10'6") x 1.80m (5'11")

FIRST FLOOR

Bedroom 1	4.80m (15'9") x 4.30m (14'1")
Bedroom 2	4.80m (15'9") x 3.80m (12'6")
Bedroom 3	4.60m (15'1") x 4.20m (13'9")
Bedroom 4	4.60m (15'1") x 3.70m (12'2")
Bathroom	2.90m (9'6") x 2.80m (9'2")

Gross internal floor area (m²): 317m²

EPC Rating: D



At the front, a tarred driveway leads to the garage and allows off-street parking for at least eight vehicles. The front garden has a landscaped border with shrubs and a beautiful lawn framing the rolling view. To the rear, a medium-sized manageable garden is fenced on all sides with a lawn, patio, and stunning summer house as a natural focal point—a fantastic secure area for children and pets alike, perfect for entertaining and enjoying the sun.

To fully appreciate the quality of the property and experience the view, a viewing is essential.





DAVIOT HOUSE



DAVIOT STONE CIRCLE



DAVIOT CHURCH

Pitblain is on the fringe of the popular village of Daviot and is located approximately 5.5 miles north of Inverurie. Close by is Daviot Estate, where there are relaxing woodland walks. The highly regarded Daviot Primary School is within walking distance, with secondary education provided at Inverurie or Meldrum Academy.

Daviot also has a Public House, Village Hall, Tea Room/Shop (with bike hire), and the remarkable Loanhead of Daviot Stone Circle.

Daviot has a strong sense of community spirit and is within easy commuting distance of Inverurie, Dyce and Aberdeen. Moreover, a comprehensive East Coast Bus and Rail network operates through Inverurie with a mainline railway station. Dyce, Aberdeen International Airport is approximately 30 minutes commute.

The Location

DAVIOT SUMMER VIEW



OLDMELDRUM

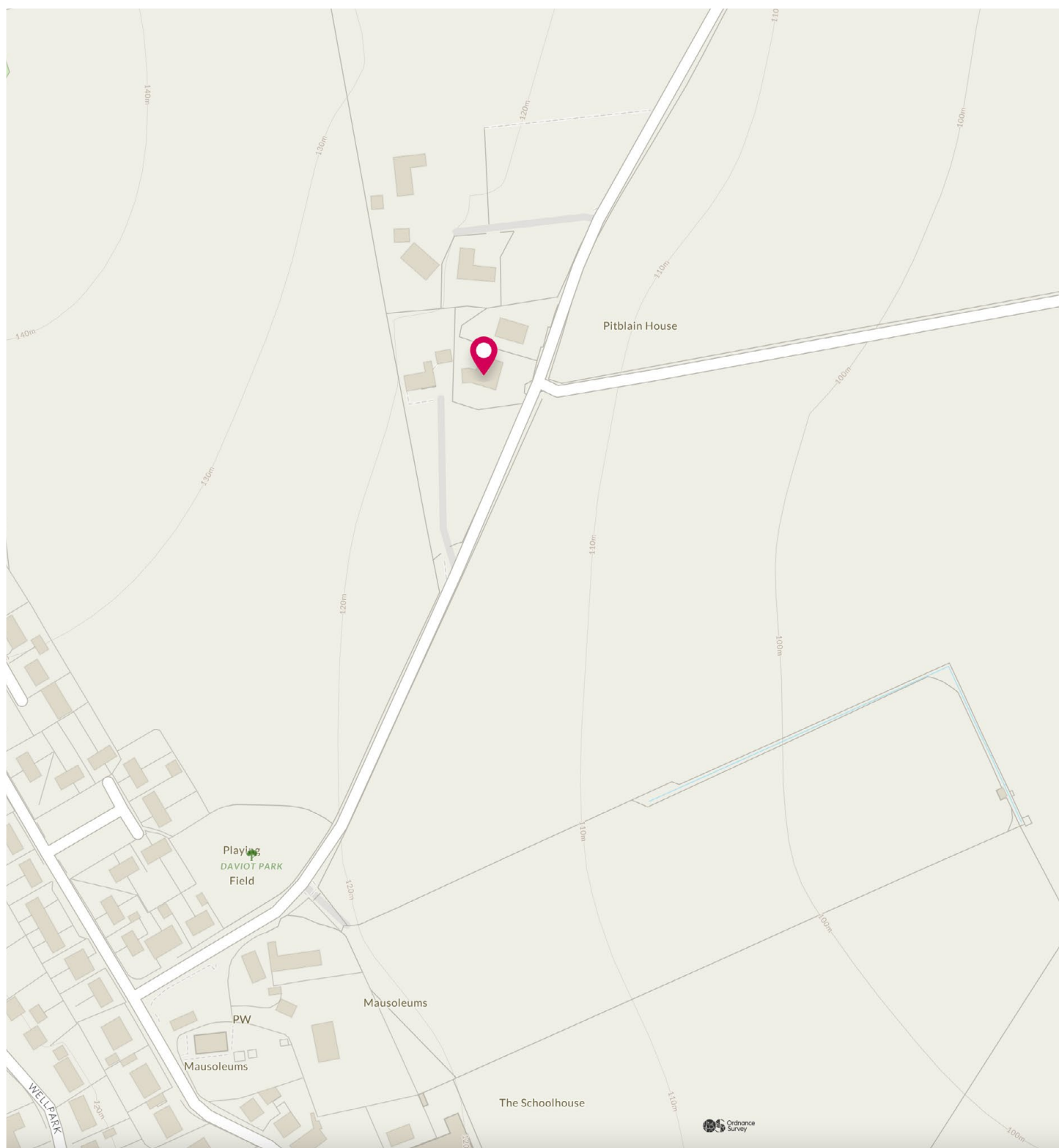


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

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Text and description
SCOTT MARSHALL
Surveyor



Layout graphics and design
ALAN SUTHERLAND
Designer

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