

6 Daisy Close

PETERHEAD, ABERDEENSHIRE, AB42 5FU



An idyllic countryside setting on the southern edge of Mintlaw close to amenities and local shops, boasting an energy-efficient design with solar panels



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McEwan Fraser Legal are delighted to offer to the market this 5-bedroom detached home, completed in 2023 by the renowned luxury homebuilder, Bancon Homes. The property has been architecturally designed and built to the highest of specifications in the renowned style of the "Osbourne" home. The Aden Meadows development is set back from the A953 Ellon to Fraserburgh with number 6 Daisy Close, located in a quiet cul-de-sac location.

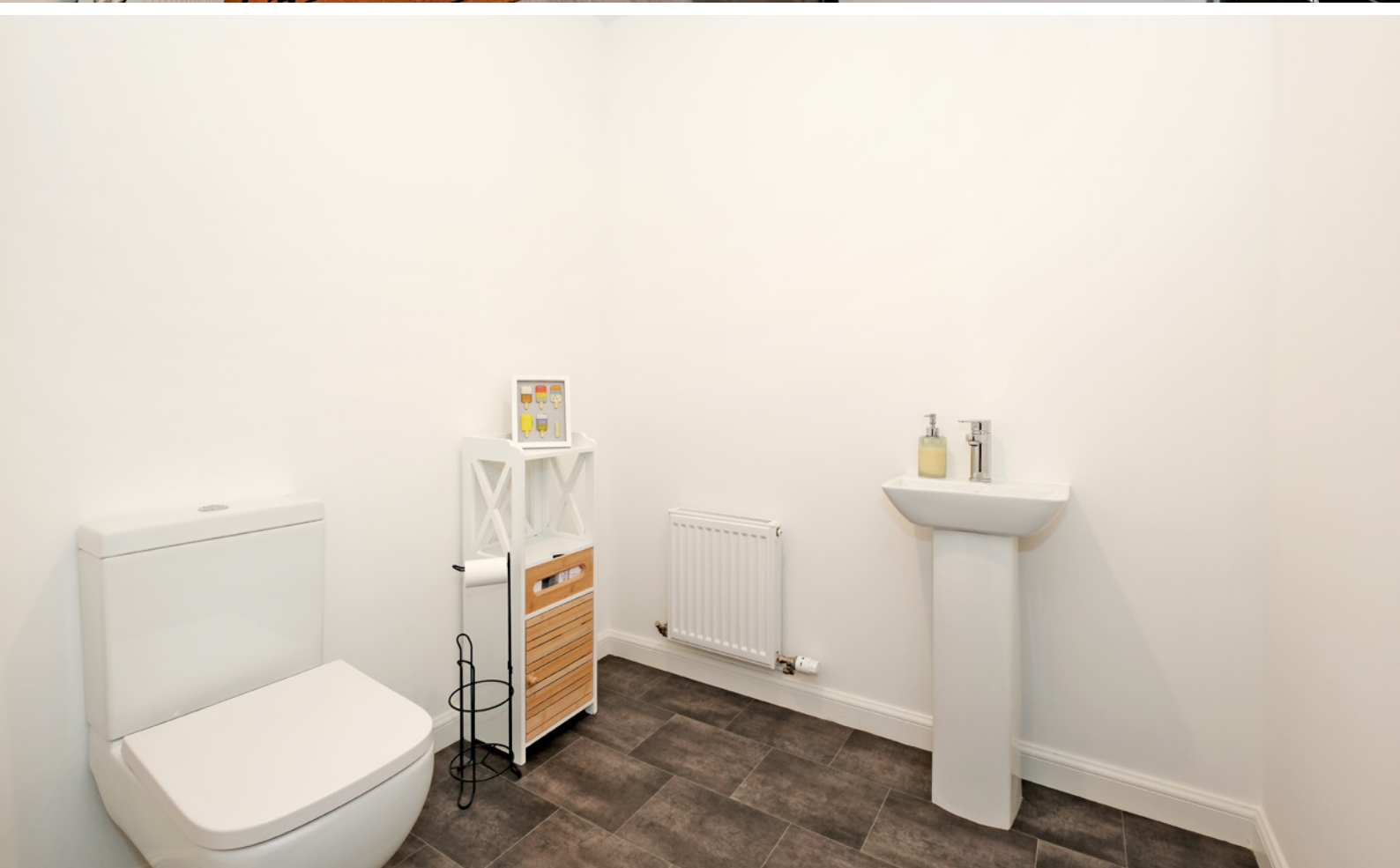
The property boasts an energy-efficient design, high-quality features and modern living, with approximately 8 years of an NHBC warranty remaining. Immaculate fresh neutral décor, and floor coverings with solar panels, full uPVC double glazing, and gas central heating. This impressive family home has been designed to offer versatile modern living over two levels which will appeal to a wider audience especially young families with room to grow. With its desirable location and accommodation viewing is an absolute must to fully appreciate all that is on offer, you will not be disappointed.

THE LOUNGE



Accommodation comprises: a welcoming vestibule, spacious hallway, leading to all other accommodation, cloakroom, and utility room which allows access to the side garden. The spacious lounge has dual-aspect windows of which one set is full length and open to the front of the property.

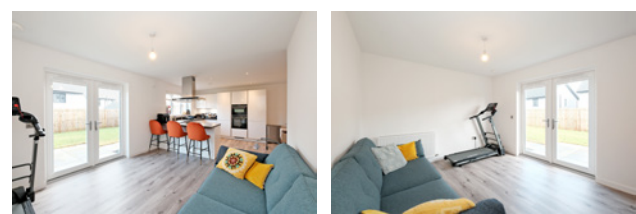
THE UTILITY & WC



THE KITCHEN/DINER & FAMILY AREA



To the rear, there is a beautifully appointed open-plan dining kitchen and family area most definitely the heart of the property. The kitchen area is well equipped with an impressive range of quality base and wall-mounted units from Laings of Inverurie which come complete with premium Siemens appliances. The family/dining area has ample space for an array of living/dining furniture and has French doors allowing access to the fully enclosed rear garden and patio area.





A carpeted stairway with a wooden balustrade leads to the upper landing where you have a master bedroom boasting an en-suite shower room, with a walk-in wardrobe and fitted wardrobe. There is an additional guest bedroom again with en-suite shower facilities as well as three further good-sized bedrooms.

A centrally located family bathroom with a separate shower cubical completes the accommodation. There are also ample cupboards on both floors.

THE BATHROOM



BEDROOM 1



boasting an en-suite shower room, with a walk-in wardrobe and fitted wardrobe



BEDROOM 2



BEDROOM 3



BEDROOM 4



BEDROOM 5



The garden to the front is laid to lawn and planted with a loc-bloc driveway with parking for multiple vehicles outside the double garage, which has power and light.

The fully enclosed garden to the rear is again laid to lawn, with a high wooden perimeter fence providing a safe and secure environment for children and pets alike. A patio area from the dining kitchen is a perfect spot for entertaining and some alfresco dining and enjoying the sun. Rotary clothes dryer, outside water tap and security lights are also included.

Note: Throughout the development, the communal garden areas are maintained by way of a factor.

EXTERNALS



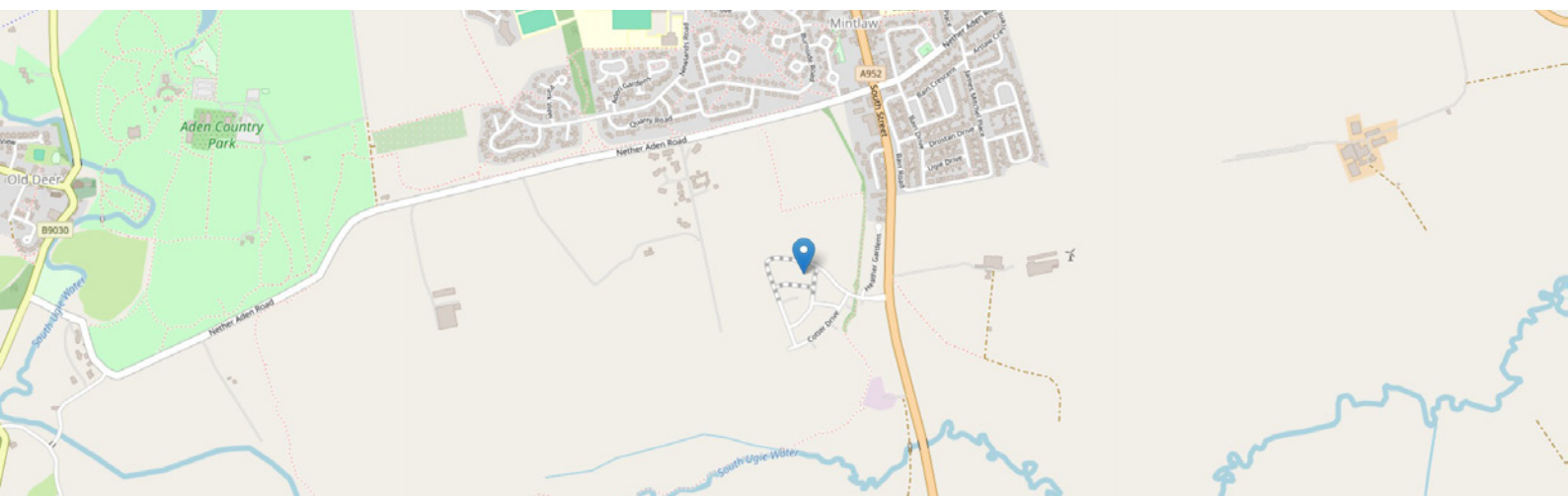
FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 213m² | EPC Rating: B

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



THE LOCATION

Situated in the “Aden Meadows” development enjoying a wonderful countryside setting on the southern edge of Mintlaw. Within this vibrant country village, there is a wide range of facilities including a variety of local shops, a small supermarket, a Post Office, an NHS health centre, a pharmacy, fantastic eateries, a choice of takeaway restaurants and a large garage. There is also a pre-school a choice of two primary schools and a highly regarded secondary school which has a multitude of after-school clubs.





Also located close by is the 230-acre Aden Country Park with its numerous facilities for all the family, dog walking, cycling, a superb lake, a ruined Mansion and a farming museum with a café all of which are busy throughout the season. The historic Old Monastery of Deer is also close by.

The sporting enthusiast is spoilt for choice with an abundance of clubs for all ages from jogging, walking, tennis and golf. For the fishing enthusiast, there is the forty-acre Pitfour Lake with the angling club where specimen-sized fish are regularly caught.

The city centre of Aberdeen is approximately 27 miles to the south of the property and is easily commutable now that the Aberdeen Western Peripheral Route (Bypass) is fully opened reducing the travelling time to within 30 minutes to both Aberdeen itself and the airport. The city offers excellent bus and rail service with national and International flights being provided from Dyce Airport. All areas and towns around Mintlaw are well served by regular local transport.



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