



20 Garron Drive, Ury Estate
Stonehaven, Aberdeenshire, AB39 3UF

ledingham
chalmers
estate agency



Lounge



Family/



Kitchen

**20 Garron Drive, Ury Estate
Stonehaven, Aberdeenshire, AB39 3UF**

**A simply stunning and exceedingly spacious 4
bedroom detached family home**

- Exceptional plot built by the prestigious Kirkwood Homes
- High quality finishes throughout
- German designed kitchen with Siemens appliances
- Exquisite bathrooms with Villeroy & Bloch sanitary ware
- Two double bedrooms with en suite
- Two further bedrooms with built-in storage



Four beds.



Three bathrooms.



Two public rooms.

A simply stunning and exceedingly spacious 4 bedroom detached family home

Kirkwood at the stunning Ury Estate is an exceptional development of luxurious 3, 4 and 5 bedroom detached family homes, located on the edge of the tranquil coastal town of Stonehaven. With exceptional finishes and the highest levels of standard specification, including Siemens kitchen appliances, German designed kitchen and Villeroy & Boch sanitary ware, these are stunning family homes set within a beautiful Scottish Estate that is brimming with character. With large, open plan living accommodation on the ground floor providing the utmost versatility and flexibility, whilst upstairs there are four generous bedrooms and a statement master suite. Upon entering the property, the spacious entrance hall is host to a large storage cupboard - which provides a concealed space for meters plus an internet router - and the stairwell to the upper floors, which is stylishly finished with white balustrade. The hall in turn leads to the lounge which is of generous proportion, overflowing with natural light from the box bay window, and offering an abundance of space for a range of free standing furniture. The true heart of this home is the superb open plan kitchen, dining and family room which is ideal for modern family life. Affording a wealth of space for both formal dining and lounge furniture, the dining and family area offers the perfect place to relax and unwind, is awash with natural light from the wall to wall windows and French doors to the rear garden, offering an effortless indoor/outdoor flow. The stylish German kitchen boasts stunning stone worksurfaces atop a wide range of base and wall units and offers an array of quality integrated appliances, comprising oven, combi microwave, warming drawer, fridge, freezer and dishwasher. An impressive breakfast bar provides informal dining options and is home to the induction hob with ceiling mounted cooker hood above.



Bedroom One



En Suite



Bedroom Two

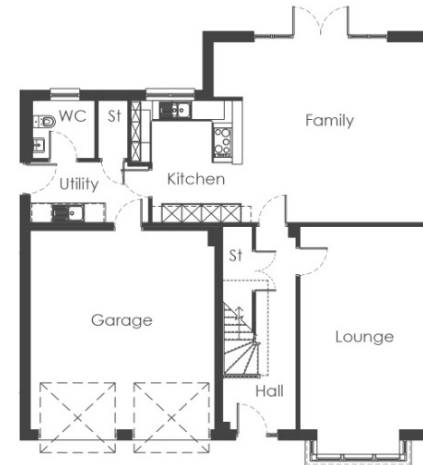


Family Bathroom

Conveniently located from the kitchen is the utility room which offers an excellent space for laundry and comes complete with stainless steel sink and drainer. Further superb storage is on offer via the large pantry-style cupboard, also within this room. Completing the lower level accommodation is the cloakroom comprising the WC and wash hand basin within an elegant vanity unit. Ascending the stairwell to the first floor, there are four double bedroom all of which are generously proportioned and boast built-in wardrobes with sliding doors, offering both shelved and hanging storage options. Further enhancing the superior nature of this home, two of the double bedrooms boast en suite shower rooms which are elegantly finished with superb Vileroy & Boch sanitary ware. A well-appointed family bathroom is also located on this floor, extensively tiled in contemporary fashion with Vileroy & Boch double ended bath, separate shower enclosure, WC with concealed cistern, wash hand basin housed within a stylish vanity unit, flattering ceiling spotlights and chrome towel rail. Externally to the front, a lock block driveway offers parking for a number of vehicles and leads to the double garage with power and light. Fully enclosed, the rear garden is ideal for children and pets alike and has a delightful patio area, perfect for al-fresco dining and entertaining, and rotary dryer. Situated near the desirable Aberdeenshire coastal village of Stonehaven, this exclusive address presents a rare opportunity for those seeking privacy, opulence and space mere moments from the city of Aberdeen. Early viewing is essential to ensure the opportunity to purchase this exceptional family home is not missed! There are outstanding incentives are on offer with this plot – please enquire for further details. Please note that the images are of the show home and are for illustration purposes only.

Accommodation and plans

Lounge	12'10" x 22'10"	3.91m x 6.96m
Kitchen/Family/Dining	29'10" x 18'2"	9.1m x 5.54m
Utility Room	11'11" x 6'1"	3.63m x 1.85m
WC	6'3" x 5'10"	1.91m x 1.78m
Garage	18'6" x 20'0"	5.64m x 6.1m
Bedroom One	14'0" x 13'4"	4.27m x 4.07m
En Suite	10'2" x 5'8"	3.1m x 1.73m
Bedroom Two	12'3" x 12'11"	3.73m x 3.94m
En Suite	6'3" x 9'9"	1.91m x 2.97m
Bedroom Three	14'1" x 11'4"	4.29m x 3.46m
Bedroom Four	13'1" x 11'4"	3.99m x 3.46m
Bathroom	9'8" x 8'2"	2.95m x 2.49m



Directions

From Aberdeen, head south on the A90 dual carriageway and take the first exit, where indicated, Stonehaven. Proceed to the first roundabout and turn right, continue ahead past the Cowie Park development and follow the road round. Take the final exit on the left into Netherley Road (B979), continue ahead past the signs for 'Kirkwood Homes Ury Estate' and take the second exit on the left into the Ury Estate Development.

Location

The beautiful estate offers breathtaking views of the Mearns countryside and beyond, extending further across the popular town of Stonehaven to the North Sea. This luxurious development of beautiful homes offers an excellent quality of life, with Stonehaven's many amenities, attractions and restaurants just a short walk away, including Stonehaven's Railway Station for those doing the commute to Aberdeen and beyond. This is a unique opportunity to own a luxury home on a Scottish country estate.

Arrange a viewing

Viewing By appointment telephone 01569 550003 or by arrangement with Ledingham Chalmers on 01224 632500

Contact us

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Whilst every effort has been made to ensure the accuracy of the information contained in this Schedule, including the floor plan (if applicable) please note that all measurements have been taken with a sonic tape measure and as a result are only approximations; the measurement of doors, rooms and windows and all other items are approximate and no responsibility is taken for any error, omission or mis-statement. Any plans are for illustrative purposes only and should be used as such by prospective purchasers.