



Grian Darach

Tarves, Aberdeenshire, AB41 7LH

ledingham
chalmers
estate agency



Kitchen/diner



Lounge



Sun room

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Striking four bedroom home with double garage

- In immaculate condition throughout
- Bespoke hand-crafted oak framed sun lounge
- Finished to high specification with triple glazing
- Double garage and large drive way
- Extensive garden set in half an acre with multiple seating



Five beds.



Four bathrooms.



Four public rooms.

Striking four bedroom home with double garage

Beautifully presented throughout, this spectacular four/five bedroom detached family home in a peaceful setting just outside Tarves is ideal for those looking for an immaculate family home in the countryside. The property is a short walk from the entrance to Haddo Country Park offering local walks and family activities.

Upon entering this outstanding property, double doors lead to the entrance hall which is awash with light with white hues complimented with grey tiled flooring, oak doors and a handy store cupboard.

The generously proportioned lounge has an abundance of space for furniture and enjoys lovely dual aspect, boasting a feature wall housing a built-in wood burning stove and two recesses for holding firewood. Lit with ceiling spotlights, this room opens via sliding doors into the stunning oak framed sun lounge which is the perfect place to relax and unwind.

On semi-open plan to the lounge is the dining kitchen, which can also be accessed via the entrance hall. This impressive room is finished to the highest quality with German-designed cubanite gloss units, contrasting worktops, integrated appliances and island housing the sink and induction hob. With ample space for dining furniture, the room is flooded with light from the quadruple patio doors, offering perfect views over the garden and surrounding countryside.

Directly accessed from the kitchen is the handy utility room which is finished with the same theme and has space for washing machine, tumble dryer and offers additional storage cupboards for convenience.

Accessed from the entrance hall is a double bedroom with full height rear aspect window and a triple built-in wardrobe with sliding mirrored doors.



Snug



Master bedroom



Master bedroom



Exterior

Also accessed from the entrance hall is the stunning wet room finished in grey marble tiles with WC and vanity sink unit. Completing the ground floor accommodation is the cosy snug with feature wood burning stove providing a focal point to enjoy in the colder winter months.

The entire ground floor is serviced by hot water under floor heating, thermostatically controlled for each area.

Ascending the stairs to the upper floor, the stairwell itself is impressive, with stylish glass balustrade complimented with oak bannister and grey carpet. A large landing is overflowing with light from roof light windows and has an abundance of space which is currently fitted out as a home office. Access to all bedroom accommodation can be gained directly from the landing, also enjoying the added benefit of a shelved storage cupboard.

The master bedroom is large in size and is finished in neutral tones throughout, boasting a dressing room and en suite with bath and walk-in shower. The real wow-factor of this room is the French doors and Juliette glass balcony which provide an outlook over the sun lounge below.

A further guest bedroom on this floor, again decorated in the neutral tones continued throughout the property, also boasts a dressing room and en suite featuring two-piece suite and shower cubicle.

A further double bedroom has a pleasant rear aspect over the property and enjoys a double built-in wardrobe with sliding mirrored doors.

Another fantastic aspect of this home is the family room on this floor which is superior in size, spanning the whole width of the double garage beneath. This room also provides additional storage via built-in cupboards. This room is currently used as a family room but could easily be used as a fifth bedroom or games room.

Completing the upper level is the shower room which is beautifully finished, comprising two-piece suite and walk-in shower cubicle.

Accommodation and plans

Lounge	19'7" x 20'3"	5.97m x 6.17m
Sun room	13'5" x 11'0"	4.09m x 3.35m
Kitchen	13'8" x 20'4"	4.17m x 6.2m
Snug	13'5" x 11'3"	4.09m x 3.43m
Guest bedroom (four)	15'0" x 9'11"	4.57m x 3.02m
Shower room	7'8" x 9'11"	2.34m x 3.02m
Master bedroom	19'4" x 19'7"	5.89m x 5.97m
En suite	6'10" x 11'8"	2.08m x 3.56m
Bedroom two	11'1" x 13'9"	3.38m x 4.19m
Bedroom three	13'5" x 10'0"	4.09m x 3.05m
Family room	28'11" x 16'9"	8.82m x 5.11m
Shower room	8'6" x 10'0"	2.59m x 3.05m



Directions

Travelling north on King Street from Aberdeen to Bridge of Don continue ahead. At the B & Q roundabout exit left onto the B999 Pitmedden & Tarves road. Continue on this road for approx. 13 miles, until you are nearly at Tarves. Travel over a small bridge with green railings, then immediately take the right hand turn signposted for Haddo House. Continue along another 0.5 miles approx. and turn right again. Grian Darach is clearly indicated by our 'For Sale' sign.

Location

The property is located on the outskirts of the quaint village of Tarves which is approx. 17 miles from Aberdeen and around halfway between the thriving towns of Ellon and Oldmeldrum. The area is ideally located for commuting to Aberdeen, the airport at Dyce, and Peterhead. The village caters for everyday needs and boasts a popular village Primary School with Secondary Schooling provided at Meldrum Academy. Both Ellon and Oldmeldrum provide a wider range of services and amenities.

Arrange a viewing

Viewing By appointment telephone 07801 547457 or by arrangement with Ledingham Chalmers on 01224 632500

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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.