



**East Mains of Drum Steading Drumoak**  
Banchory, Aberdeenshire, AB31 5AN

ledingham  
chalmers  
estate agency



Lounge



Master bedroom



En-suite

**East Mains of Drum Steading Drumoak  
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**Superb four bedroom Granite detached  
family home with double garage and  
extensive garden.**

- Executive detached family home
- Four double bedrooms/ 3 en-suite
- Luxurious finishing though out
- Stunning location with easy commuting
- Double garage with floored space above
- Gas central heating and double glazing



Four beds.



Three bathrooms.



Two public rooms.

## Superb four bedroom Granite detached family home with double garage and extensive garden.

Enjoying an enviable rural location yet within easy reach of local amenities, this recently constructed Granite stone built detached family home with large garden and detached double garage is offered for sale.

Offering a particularly generous level of accommodation, the property has been finished to exacting standards with attention to detail evident throughout. Noteworthy features of this fine home include beautiful oak panelled doors, solid wood flooring on the ground floor, high quality timber framed sash and case windows and a mains pressurised hot water system. The decoration is fresh and tasteful in neutral shades with decorative cornicing and co-ordinating fitted neutral carpeting and solid oak flooring.

The entrance hallway is exceptionally light and bright giving an excellent first impression. The generous lounge is beautifully presented and really brings the outside in with French doors leading to the garden. A focal working Antique Oak fireplace adds to the character.

Viewers will be undoubtedly impressed with the superb dining kitchen set on open plan with the large family room which creates a lovely modern family space to relax and dine as desired with access to an outdoor patio area via French doors. The kitchen itself is fitted with an extensive range of high quality units with co-ordinating work tops, and integrated appliances. The separate utility room is similarly fitted with co-ordinating units and a door leads to the garden.



Dining kitchen



Bedroom two



Bedroom three



Grounds

The master bedroom on the ground floor has ample space for furniture, there is a large fitted wardrobe and a luxurious en-suite shower room. Bedroom two is also a generous proportioned room with immaculate decor, large fitted wardrobe and en-suite. Completing the ground floor accommodation is the cloakroom with wc and wall hung wash hand basin.

A substantial oak staircase banister leads to the first floor accommodation. Two velux windows in the upper hall flood the staircase and hall with natural light. The current owners have used this space as the perfect home office and study area. Two large bedrooms on this level both benefit from fitted storage cupboards, fresh decor and neutral carpeting.

The family bathroom is a Jack and Jill style and features a white bath, wash hand basin and WC. This beautiful home is sure to meet the requirements of any modern family and internal inspection is strongly recommended to fully appreciate the many fine attributes on offer.

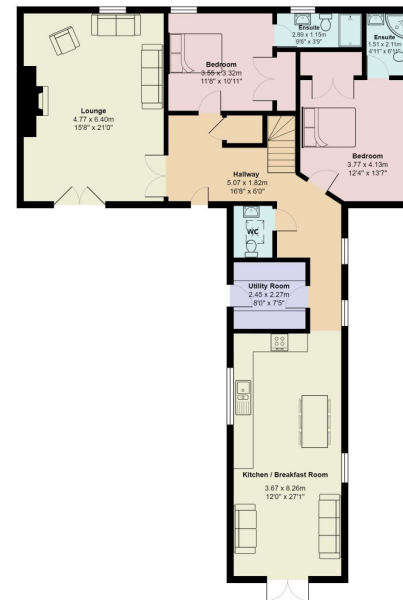
On the outside the property occupies a good sized site with garden grounds to the front, side and rear. Grounds are mostly laid to grass with block work parking area. The roof is pitched and clad in slates. Power, water and light is provided within the garage. There is also a floored storage space above the garage accessed via an external metal staircase.

Please note that there is a video walk through available for this property, view on both ASPC and LC website -<https://vimeo.com/481317391/656e5f0133>

## Accommodation and plans

Hallway	16'8" x 6'0"	5.08m x 1.83m
Lounge	21'0" x 15'8"	6.4m x 4.78m
Kitchen/ breakfast room	27'1" x 12'0"	8.26m x 3.66m
Bedroom one	11'8" x 10'11"	3.56m x 3.33m
En-suite	9'8" x 3'9"	2.95m x 1.14m
Bedroom two	13'7" x 12'4"	4.14m x 3.76m
En-suite	4'11" x 6'11"	1.5m x 2.11m
Bedroom three	11'1" x 19'5"	3.38m x 5.92m
Jack n Jill Bathroom	7'4" x 7'7"	2.24m x 2.31m
Office/Hallway	16'8" x 9'2"	5.08m x 2.79m
Bedroom	21'0" x 9'8"	6.4m x 2.95m

1 East Mains Steading



## **Directions**

To reach the property from Aberdeen travel west along the A93 towards Banchory. After passing through the village of Peterculter continue along the A93 and at the opening for the Mains of Drum Garden Centre turn right onto the Garden Centre Drive and first right into the development.

## **Location**

The property is located approx 11 miles west of Aberdeen along the A93. The village of Drumoak provides a local shop, church, bowling green and primary school. The property is within walking distance for access to Drum Castle and The Old Deeside Railway – which is popular with Dogwalkers and Cyclists. A more comprehensive range of amenities including shops, restaurants, public houses, bank and post office is provided at the neighbouring village of Peterculter.

## Arrange a viewing

Viewing By appointment telephone 07799330853 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.