



4 Ceann Torr Park | Kintore | AB51 0VV

Four Bedroom Detached Family Villa

Fixed Price £499,000

An exclusive collection of just 13, three, four and five bedroom family homes set in the historic town of Kintore.

Veitchi Homes' attention to detail is impeccable and our finishes and specification encompass all the elements that Veitchi know make a special home... your new home.

Each new home occupies a generous sized plot within this beautiful development, which is ideally located to take full advantage of the semi-rural lifestyle on offer at Kintore, whilst benefitting from the close proximity to Aberdeen and all the city has to offer.

All our homes at Kintore come with the 10 years NHBC Buildmark cover, giving you added peace of mind.

Buying your new dream Veitchi Home now even easier and much more affordable with our new plot specific special offers. Each new home occupies a generous sized plot within this beautiful development, which is ideally located to take full advantage of the semi-rural lifestyle on offer at Kintore, whilst benefitting from the close proximity to Aberdeen and all the city has to offer.

The kitchens have been exclusively designed by Laings of Inverurie and all benefit from fully integrated appliances. All homes have a five burner gas hob, appropriate cooker hood and double oven in stainless steel, together with a tall integrated fridge/freezer and a dishwasher. Feature lighting under wall units and light box shelves are included as standard to provide a softer alternative to ceiling lights.

Purchasers may have a choice of units and tiling depending on the construction programme.

The bathrooms are also exclusively designed by Laings of Inverurie and feature a three piece suite. All bathrooms and en-suite shower rooms include fitted vanity furniture as standard. The ground floor cloakroom includes a separate shower enclosure. Purchasers may have a choice of colours of vanity furniture and tiling from our range, depending on the construction programme. Full height chrome towel warmers are included as standard where space allows to all bathrooms, shower rooms and en-suites.

UPVC double glazed tilt-and-turn windows (first floor) and casement windows (ground floor) with white finish.

White UPVC French doors. Pre-finished oak veneer solid core flush internal doors with satin chrome ironmongery, glazed feature panels where design dictates. Wardrobes fitted as standard to bedrooms, where shown on floor plans. Oak finish to stair stringer, balustrade and handrails.

The homes are heated by a highly efficient gas fired condensing boiler with a traditional radiator system with thermostatic valves throughout. Underfloor heating to the ground floor is included as standard. Hot water is provided by an unvented pressurised system.

Ample sockets throughout the properties, complying with NHBC and Building Warrant requirements including TV and telephone points to the lounge, family room, dining room and all bedrooms. Shaver sockets to bathrooms, en suites and cloakrooms.

Internal walls to have magnolia paint finish with a white paint finish to ceilings. Skirtings and door facings will be white satin finish.

System wired contact breakers/PIR sensors covering all ground floor entry points, upper hall and the garage. Alarm is mounted externally with internal shrill alarm – incorporating facility to allow connection to a 24 hour manned monitoring service.

Porous paviour finish to individual drives, precast concrete slab paths around houses as per drawings. External electric sockets and water tap at rear of each house. Light fittings adjacent to all external doors as per drawings.

Gardens will be graded where necessary using the natural contours of the land and will be turfed, grass seeded and planted as per the landscape architect's drawings. A rotary dryer will also be provided to the rear garden. Screen fencing will be provided as per the architect's site layout plan.

ACCOMMODATION

Lounge

21'8" x 15'9" (6.61m x 4.8m) approx.

Kitchen/Dining

21'8" x 17'1" (6.61m x 5.21m) approx.

Utility

10'5" x 5'9" (3.18m x 1.75m) approx.

Bedroom 5

13'5" x 10'6" (4.09m x 3.2m) approx.

Cloakroom

7'7" x 6'3" (2.31m x 1.91m) approx.

Garage

21'1" x 19'6" (6.43m x 5.95m) approx.

Master Bedroom

15'9" x 13'4" (4.8m x 4.07m) approx.

En Suite

9'6" x 5'1" (2.9m x 1.55m) approx.

Dressing Area

9'9" x 6'8" (2.97m x 2.03m) approx.

Bedroom 2

16'1" x 10'10" (4.9m x 3.3m) approx.

En Suite

8'2" x 4'8" (2.49m x 1.42m) approx.

Bedroom 3

12'0" x 9'9" (3.66m x 2.97m) approx.

Bedroom 4

13'7" x 8'2" (4.14m x 2.49m) approx.

Bathroom

8'0" x 7'2" (2.44m x 2.18m) approx.

****INCENTIVES AVAILABLE****

50% of LBTT refunded as cashback

Floor covering package included

Part Exchange considered



Lounge



Lounge Alternative View



Kitchen



Kitchen Alternative View



Family Room



Cloakroom



Bedroom 4



Master Bedroom



En Suite



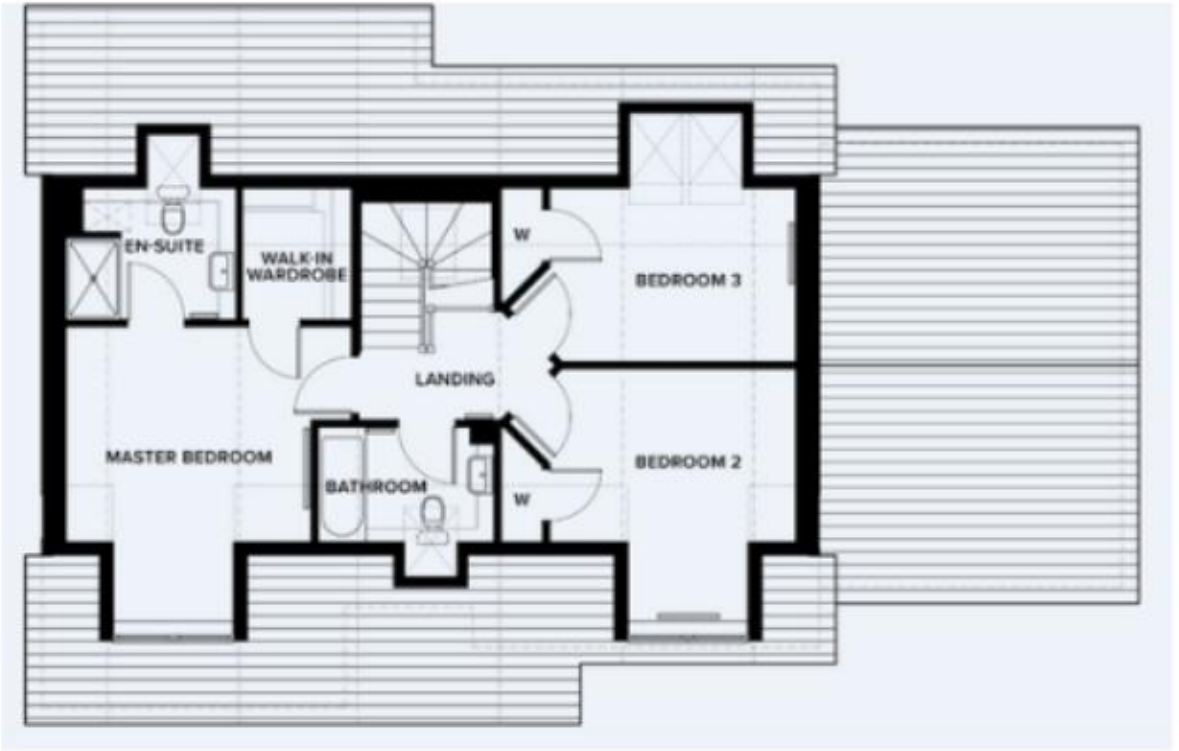
Bedroom 2



Bedroom 3

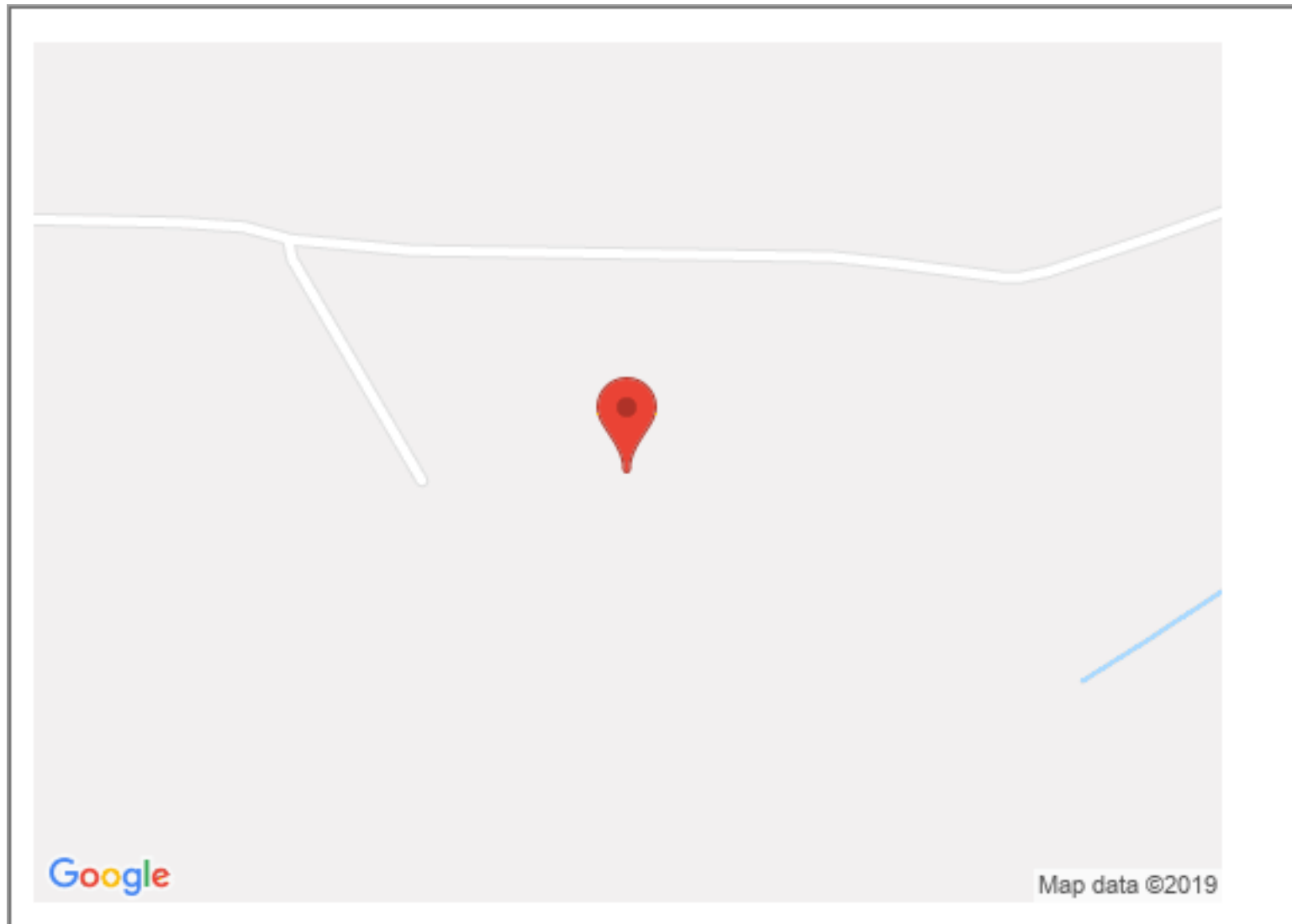


Bathroom



Floorplan

Property location



Directions

Travelling from Inverurie, follow the A96 down to the Broomhill Roundabout and take the first exit onto the B987. Take the first exit at the next roundabout, then turn left. Ceann Torr Park is on your left.

From Aberdeen, travel up the A96 and take the third exit at the Broomhill Roundabout. SAT NAV: AB51 0VV

Location

The historic town of Kintore is situated in the beautiful Aberdeenshire countryside, only approximately 12 miles from the city, making it an ideal location to enjoy a semi-rural lifestyle whilst benefiting from the close proximity of all Aberdeen has to offer. Kintore itself provides a range of amenities including primary schooling, nursery, shops, post office and health centre. The town is ideally placed for commuting to Aberdeen city centre, Dyce, Kingswells and Westhill.

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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 close 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.