



15 Wellpark | Daviot | AB51 0NF

Five Bedroom Detached Bungalow with Beautiful Views

Offers Over £285,000



Situated within the pleasant rural village of Daviot, we offer for sale this attractive five bedroom detached bungalow which boasts superb views towards Bennachie. The property offers spacious accommodation across one floor and benefits from a generous plot as well as a double garage and large driveway.

The home is entered into the vestibule, giving way to the wide hallway which boasts two built-in cupboards providing a wealth of storage.

The generous lounge is situated to the rear of the property and is flooded with natural light via the large patio doors which also offer a most pleasant outlook across the garden and to the countryside beyond. The dining kitchen is fitted with a wide range of wall, base and drawer units, overlaid with roll front work surfaces and incorporating an integrated electric oven and hob as well as a free-standing fridge and dishwasher. Ample dining space is offered and the dual aspect windows make for a bright and airy room. Adjacent to the kitchen is the convenient utility and cloakroom with two piece suite.

The particularly spacious master bedroom is further enhanced by a built-in double wardrobe as well as an en suite shower room with modern suite. The three further double bedrooms each offer ample space for free-standing furniture and the fifth bedroom is currently utilised as a study.

The home is completed by the family bathroom which is fitted with a three piece blue suite comprising W.C., wash hand basin and bath with screen and mains shower over. This room is finished with tiled areas and vinyl flooring.

Outside, the large plot wraps around the property with beautifully maintained gardens to both the front and rear, featuring a wide variety of mature bushes and shrubs. The rear garden is laid with a combination of lawn and patio and enjoys a beautifully open outlook across the rolling countryside and towards Bennachie. The driveway to the front of the property offers convenient off-street parking for several cars and leads to the integral double garage with two up and over doors, one of which is electric.

## ACCOMMODATION

### Lounge

21'6" x 13'3" (6.55m x 4.04m) approx.

### Dining Kitchen

22'4" x 12'3" (6.81m x 3.73m) approx.

### Utility Room

12'8" x 5'7" (3.86m x 1.7m) approx.

### Cloakroom

8'3" x 3'0" (2.52m x .91m) approx.

### Master Bedroom

15'5" x 12'7" (4.7m x 3.84m) approx.

### En Suite

9'4" x 5'3" (2.85m x 1.6m) approx.

### Bedroom

13'3" x 7'5" (4.04m x 2.26m) approx.

### Bedroom

11'4" x 8'8" (3.46m x 2.64m) approx.

### Bedroom

10'3" x 9'4" (3.12m x 2.85m) approx.

### Bedroom

9'5" x 9'1" (2.87m x 2.77m) approx.

### Bathroom

9'4" x 8'2" (2.85m x 2.49m) approx.

Oil Fired Central Heating

Double Glazing

EPC Band D





**Hallway**





**Lounge**





**Lounge**





**Lounge**





**Dining Kitchen**





**Dining Kitchen**





**Utility Room**





**Master Bedroom**





**Master Bedroom**





**En Suite**





**Bedroom**





**Bedroom**





**Bedroom**





**Bathroom**





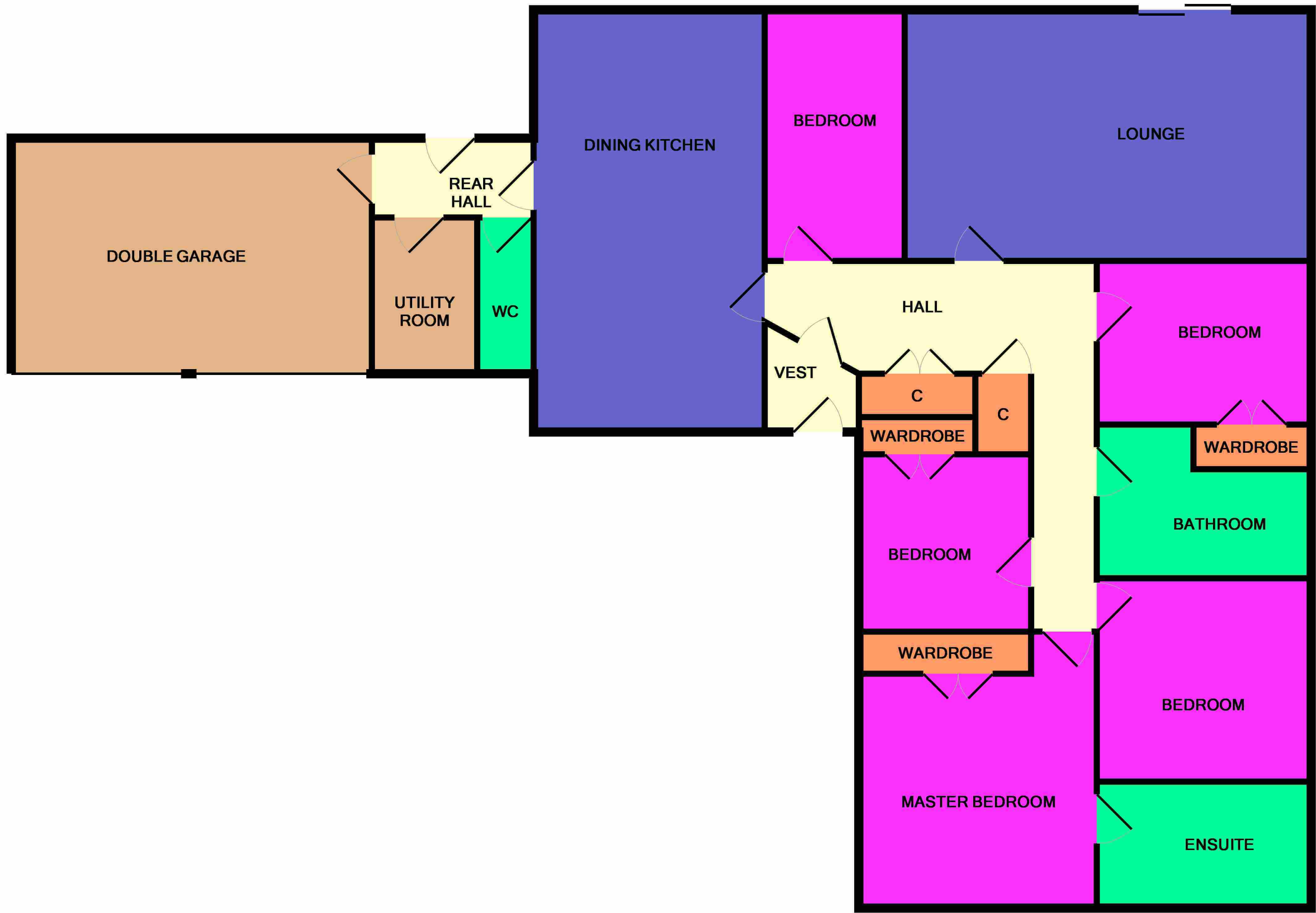
**Garden**





**Garden**





Floorplan



Viewing By Appointment Telephone 07506 488483 (weekends only) or By Arrangement with Ledingham Chalmers on 01224 632500

## Property location



## Directions

From Inverurie take the B9001 Rothienorman road and continue along this road for about four miles turning right at the junction for Daviot. At the next junction turn right then follow the road into the village where Wellpark is the first on the left.

## Location

The property is located within the quiet country village of Daviot which is a popular commuting base for both Inverurie and Aberdeen. Daviot has its own primary school and is within the catchment area for Meldrum Academy. A full range of amenities and retail outlets are available at nearby Inverurie.

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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.