



Dunrovin, North Eddieston | Westhill | AB32 6XA

Bungalow set in Delightful Gardens with 17.5 Acres of Land

Offers Around £420,000

Not often does an opportunity arise to purchase a three bedroom/two public room bungalow, with immediate garden ground and a further 17.5 acres, which would be ideally suited for equestrian purposes or the like, given the close proximity to the property itself, all within easy commuting distance of both Aberdeen, Westhill and Banchory. Dunrovin has been maintained in excellent decorative order throughout and is set within well maintained garden grounds and a double garage.

The bungalow itself has a welcoming L-shaped hallway, gives access to all accommodation, with two deep storage cupboards. The lounge has three windows allowing an abundance of natural light to enter the room and offering panoramic views over the surrounding countryside, electric fire set in Pine surround with marble hearth, ample space for a full range of lounge furniture. The kitchen/dining room is on open plan with the kitchen area fitted with Pearwood base and wall units with stainless steel handles, co-ordinating worktop with splash back tiling behind and under unit lighting, built-in double oven, hob with cooker hood above, integrated fridge, stainless steel sink and drainer, Karndean flooring, picture windows overlooking the garden; the dining area has ample space for a full size dining table and chairs and also benefits from the delightful views. Located off the kitchen is the utility room, again with Karndean flooring, fitted with matching base and wall units with under unit automatic washing machine and freezer, stainless steel sink, door to garden. The master bedroom is of generous proportions and has a double wardrobe with sliding mirror doors, whilst the en suite is spacious indeed and is fitted with a w.c., wash hand basin and separate shower cubicle with Aqua panelling and thermostatic shower, heated towel rail. Double bedrooms two and three both have the advantage of double wardrobes with sliding mirror doors offering ample shelf and hanging space. Completing the accommodation is the bathroom with white three piece suite comprising w.c., wash hand basin and bath with tiling around, glazed screen and thermostatic shower, heated towel rail and wall mirror.

Located within the utility room and accessed by Ramsay ladder the loft is floored and lined and has been designed to accommodate the change of use to form additional accommodation, subject to obtaining the necessary planning and building consents. A wonderful addition to the property and reached from the garden, the south-facing conservatory is an ideal area for relaxation and contemplation, given its quiet, sunny position.

Outside, the property sits in well maintained gardens on all four sides laid to lawn with pathways and gravel chip areas, rockeries and plants, vegetable beds and mature flowering shrubbery; the driveway, with parking for several vehicles, leads to the double garage with light and power.

There is an additional 17.5 acres of land which is currently laid to grass, but would be suitable for a variety of uses including equestrian purposes, grazing and farming.

ACCOMMODATION

Reception Hallway

Lounge

17'0" x 15'10" (5.18m x 4.83m) approx.

Kitchen/Dining Room on open plan
15'10" x 11'4" (4.83m x 3.46m) approx.

Utility Room

11'0" x 5'8" (3.35m x 1.73m) approx.

Bathroom

9'3" x 6'3" (2.82m x 1.91m) approx.

Master Bedroom

16'7" x 15'10" (5.06m x 4.83m) approx.

En Suite

6'7" x 5'8" (2.01m x 1.73m) approx.

Double Bedroom 2

10'3" x 9'6" (3.12m x 2.9m) approx.

Double Bedroom 3

10'3" x 9'6" (3.12m x 2.9m) approx.

Conservatory

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

LPG Central Heating

Double Glazing

EPC Band D

The fitted carpets and blinds, together with the white goods in the kitchen and utility room are to be included in the price and will remain.



Reception Hallway



Lounge



Kitchen Area



Dining Area



Utility Room



Master Bedroom



Em Suite



Double Bedroom 2



Double Bedroom 3



Bathroom



External



Garden/Conservatory



Driveway/Garden



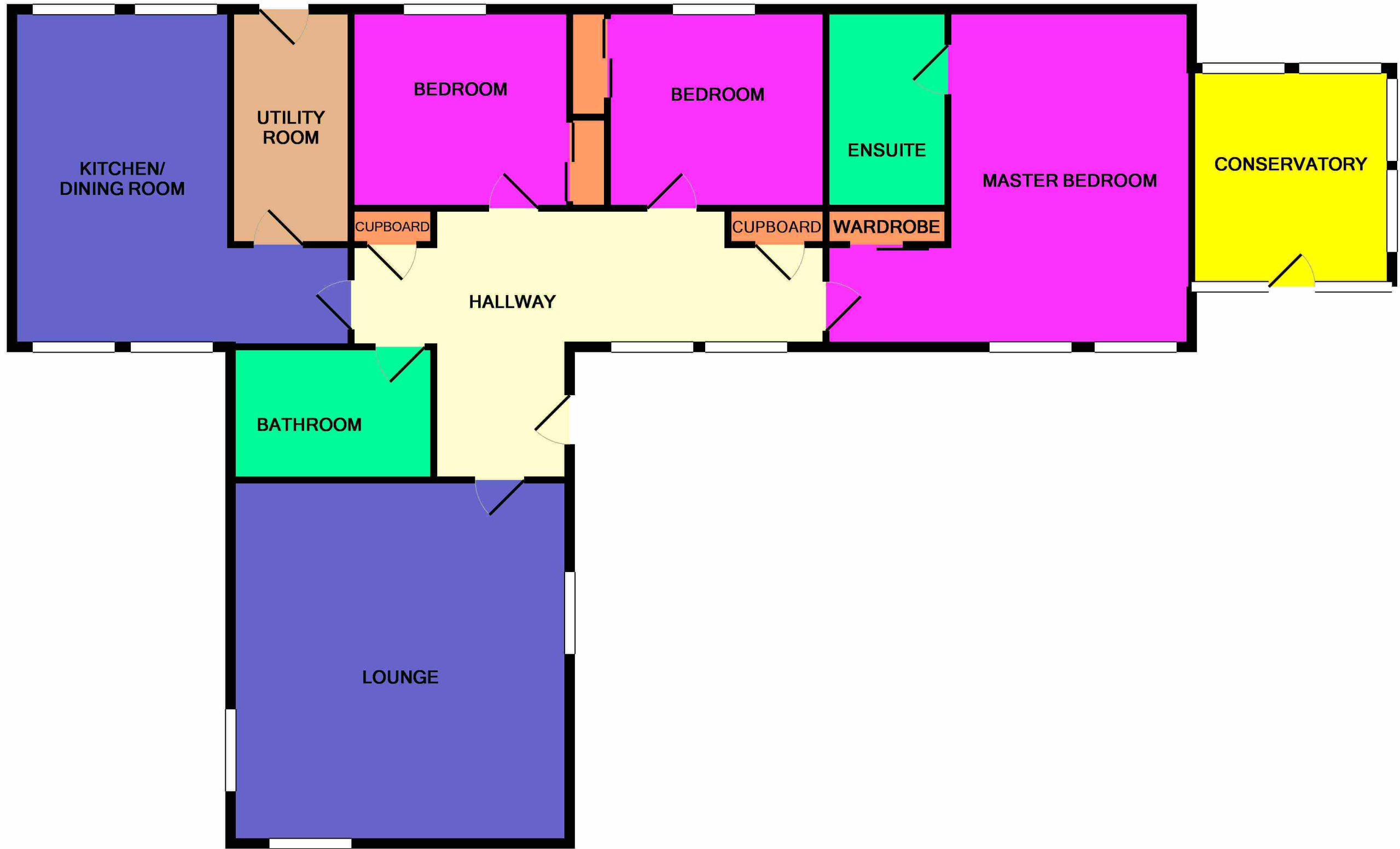
Garage



Land



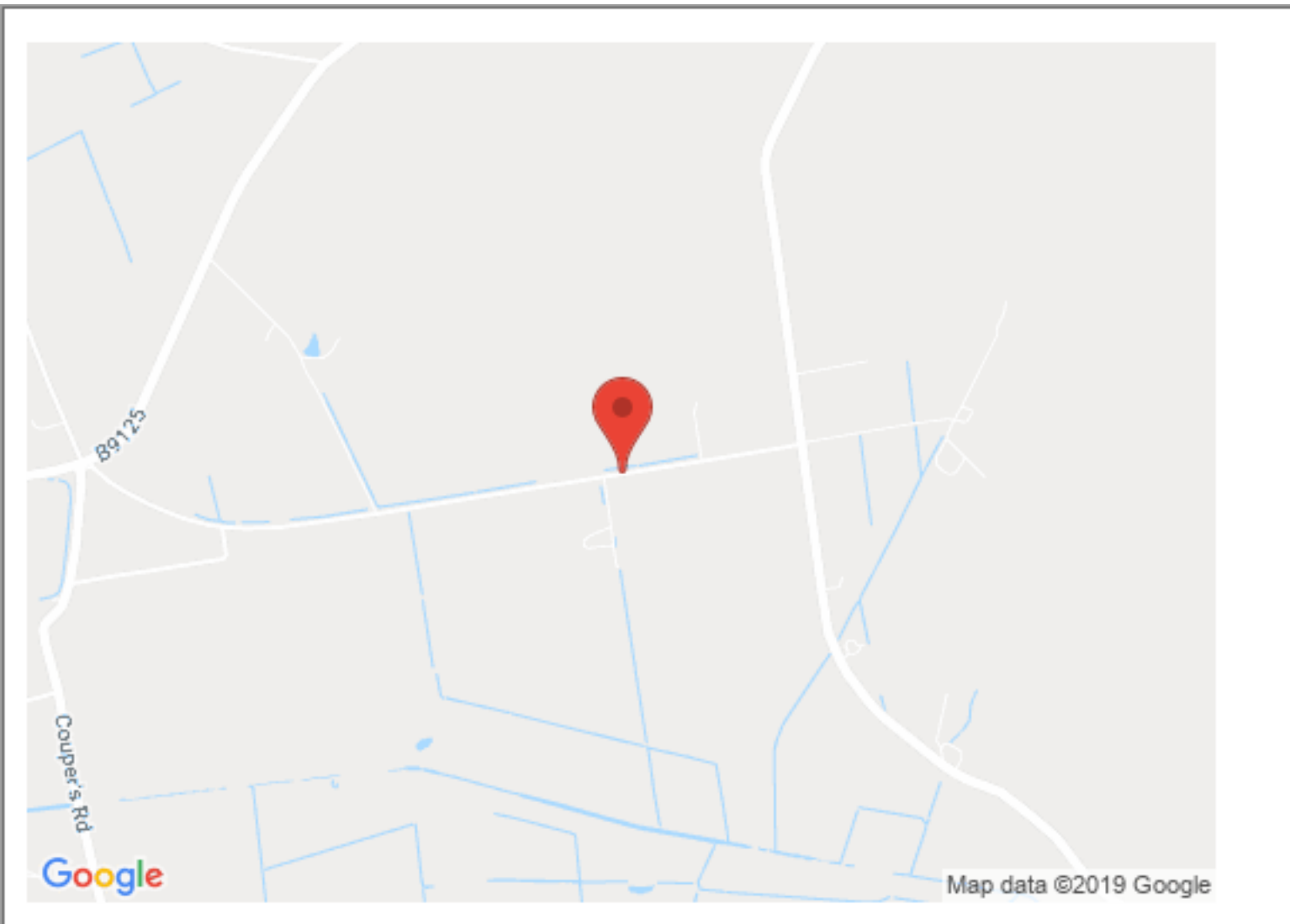
View from Property



Floor Plan

Viewing By Appointment Telephone 01330 811702 or 07582
249984 or By Arrangement with Ledingham Chalmers on 01224
632500

Property location



Directions

Travelling from Aberdeen proceed west along Queen's Road continuing to the roundabout at Westhill and take a left exit towards Garlogie. Continue through Garlogie and take a left at the signpost for Banchory/Torphins and take the first left and proceed approximately 200 yards and take a left at the signpost for Drum Castle. You will continue round a few bends, up a hill and down the other side and take the second (farm road) on the left. Follow this road to the right and the property is the first on the right hand side.

Location

The bungalow and land are situated only a few minute's drive from Westhill. It enjoys a particularly pleasing, quiet country location within exceptionally easy commuting distance of Aberdeen city. Nearby Westhill has an excellent range of retail outlets including a Marks & Spencer and a large Tesco supermarket. There are also quality restaurants, hotels and schools. This property would be perfect for those working in the large oil-related offices that are situated in Westhill. The property also provides easy commuting across to Dyce, Aberdeen Airport and the Bridge of Don, with both the north and south being easily accessible via the AWPR. A short drive also leads to the Royal Deeside town of Banchory.

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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.