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property particulars

**STUNNING FIVE BEDROOM DETACHED EXECUTIVE DWELLINGHOUSE
IN SMALL EXCLUSIVE ESTATE**

8 Darroch Wood, Aboyne, AB34 5FY





description

(GF)

- Reception Hall
- Lounge with French Doors to Dining Room
- Dining Kitchen/Sun Lounge on Open Plan with Patio Doors
- Utility Room
- Cloakroom

(FF)

- Galleried Hall
- Master Bedroom with En Suite Shower Room
- Four Further Double Bedrooms
- Bathroom with Separate Shower

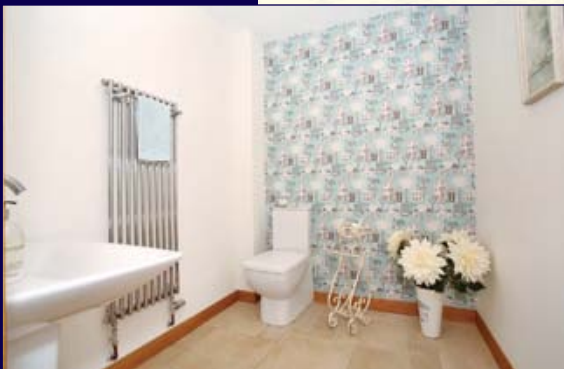
- Oil Fired Central Heating
- Double Glazing
- Double Integral Garage
- Parking for Two Cars on Tared Drive
- Well Maintained Gardens



We are delighted to offer for sale, situated in a small exclusive development, this superb five bedroom EXECUTIVE DETACHED DWELLINGHOUSE. The property is presented in totally immaculate order throughout with tasteful decor and exceptional features. The reception hall has solid oak flooring which continues through to the lounge, a pleasing well proportioned room which is situated to the front. It has French doors leading through to an elegant dining room, both of these areas are also completed with solid oak flooring. The kitchen, which can be accessed from the dining room or the hall, has a superb range of bespoke hand crafted units finished with granite work surfaces and quality built-in appliances. This leads through to a utility room, again with a range of base units with space for white goods. The double garage is also accessed from the utility room and to complete the ground floor is a beautiful cloakroom with two piece white suite. A solid oak carpeted staircase gives access to a galleried hall which leads to all bedroom accommodation. The master bedroom, located to the front of the property, has an en suite shower room with the highest quality of sanitaryware. There are four further double bedrooms and the bathroom which has a three piece suite and separate corner shower cubicle.



The property is serviced by oil fired central heating and double glazing. It has attractive well maintained gardens to front and rear with a drive leading to the double integral garage.



To be included in the sale price are some light fittings, Roman blinds, the roller blinds in the sun lounge, greenhouse and small shed. The Aga will be available by separate negotiation.





THE ACCOMMODATION COMPRISES:

RECEPTION HALL:

A welcoming hall finished with solid oak flooring and large cloak cupboard.

LOUNGE: 19'7" x 12'11" (5.97m x 3.94m) approx

An impressive room with a large window to front and further window to side. The focal point of the room is the limestone fossil fireplace finished with log effect remote controlled gas fire completed with glass frontage, with the room enhanced by attractive wallcovering and solid oak flooring. French doors leading to dining room. The curtains are to be removed

DINING ROOM: 14'8" x 10'11" (4.47m x 3.33m) approx.

Having the continuation of the solid oak floor, this is an elegant room perfect for entertaining, with a beautiful outlook over the rear garden. Further door leading to the dining kitchen. The curtains are to be removed.

DINING KITCHEN/SUN LOUNGE:

DINING /KITCHEN: 23'8" x 10'9" (7.22m x 3.28m) approx.

A stunning room completed with bespoke hand crafted base and wall units by Peter Thomson of York enhanced by granite work surfaces, one and a half bowl inset sink with moulded drainer and mixer tap. Built-in combi microwave/oven and American style fridge/freezer, integrated dishwasher. The focal point of this room is the large black Aga which has still two years warranty and will be available by separate negotiation. Above this is a matching cooker hood.

SUN LOUNGE: 15'4" x 12'9" (4.67m x 3.89m) approx.

This is a pleasing room with windows on all sides and double doors to side all completed with blinds. Solid wood flooring.



UTILITY ROOM: 10'6" x 7' (3.2m x 2.13m) approx.

Finished with base units having stainless steel and drainer with mixer tap. Space and plumbing for washing machine and tumble drier. Large walk-in storage cupboard. Door and window to side and door giving access to the integral double garage.

CLOAKROOM: 6'8" x 5'9" (2.03m x 1.75m) approx.

A well appointed room with a contemporary white suite having designer chrome towel rail and Fired Earth tiles.

FIRST FLOOR

Accessed via a solid oak staircase finished with carpeting, this leads onto a galleried hall with window to front. Shelved cupboard accommodating the hot water tank.

MASTER BEDROOM: 19'5" x 12'9" (5.92m x 3.89m) approx.

The master bedroom is an exceptionally spacious bright room with an extensive range of fitted mirror door wardrobes which run the full length of the room. The curtains are to be removed.

EN SUITE SHOWER ROOM: 7'9" x 7' (2.36m x 2.13m) approx.

Fitted with bespoke oak units with granite surfaces which incorporate the wash hand basin and WC. Large shower enclosure with two shower attachments and extensive tiling. The room is enhanced by a designer chrome radiator and tiled flooring with further tiles finished to dado rail height.

BEDROOM TWO 12'9" x 10'11" (3.89m x 3.33m) approx.

A spacious double bedroom with fitted double wardrobe, overlooking the rear garden.

BEDROOM THREE: 13'3" x 9'8" (4.04m x 2.95m) approx.

Another exceptionally spacious double bedroom with an extensive range of wardrobes.





BEDROOM FOUR: 11'10" x 10'9" (3.61m x 3.28m)
approx.

Located to the rear of the property, this good sized bedroom offers superb views across wooded land and also benefits from fitted wardrobes.

BEDROOM FIVE: 1 1'7" x 10'7" (3.53m x 3.23m)
approx.

Utilised as a study but an excellent further bedroom.



FAMILY BATHROOM: 9'4" x 6'9" (2.85m x 2.06m) approx.

The bathroom has been completed to an exceptionally high standard with hand crafted solid oak cabinets with granite work surfaces and designer chrome radiator. Fitted with a modern contemporary white suite to include a free standing rolltop bath with shower attachment and separate shower cubicle. Wall mounted mirror with light and shaver point.

OUTSIDE:

The garden to the front of the property is well maintained, mostly laid to lawn with a border of colourful plants and shrubs. A tarmac drive leads to the double garage and provides off street parking for two cars. The rear garden is fully enclosed by a fence and hedging, it is mainly laid to lawn and finished by bark areas and raised vegetable beds that are surrounded by decorative slate chips.



GARAGE:

Integral double garage with two up and over electric doors, power, water and light.

EPC BAND: C



LOCATION:

Aboyne is an attractive village situated approximately 30 miles from Aberdeen. It has a pleasing village green at the heart of the village which is the site for the Aboyne Highland Games which are held every year in August. There is a good range of amenities which include primary and secondary schools, a community/sports centre with swimming pool and an excellent 18 hole golf course. There is a good range of shops, several hotels and restaurants. It is situated in the beautiful surrounding countryside of Royal Deeside where there is an abundance of leisure facilities and also the Glentanar Country Park provides excellent walks. The village itself is well placed for commuting to Westhill and Kingswells where there are many oil related offices and commercial complexes. It is also ideally placed for Aberdeen Airport and Dyce and the city centre itself where there are rail and bus depots.

DIRECTIONS:

Travelling from Aberdeen on North Deeside Road proceed on the A93 to the village of Aboyne. Continue through the village and Darroch Wood is situated, as you leave, on the right hand side. On entering the development turn left at the junction and No. 8 is on the right hand side.

VIEWING

BY APPOINTMENT TEL 07879 854927 OR BY ARRANGEMENT WITH SELLING AGENTS

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.



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