



3 Ceann Torr Park

Kintore, Aberdeenshire, AB51 0QT

ledingham
chalmers
estate agency



Virtual Furnishing



Family/Dining Room



Kitchen

3 Ceann Torr Park Kintore, Aberdeenshire, AB51 0QT

Four bedroom detached villa with garage in exclusive development

- Set within exclusive development in Aberdeenshire
- Spacious accommodation ideal for modern family living
- High quality oak veneer doors throughout
- Bathrooms exclusively designed by Laings of Inverurie
- Master Bedroom with walk-in wardrobe and en suite
- Fully enclosed rear garden with patio



Four beds.



Two bathrooms.



Two public rooms.

Four bedroom detached villa with garage in exclusive development

We are delighted to offer for sale this four bedroom detached villa, set in an exclusive development of only thirteen large, modern, high-specification three, four and five bedroom homes, set in the glorious Aberdeenshire countryside. The property offers spacious, bright accommodation, set in a generous sized plot within this beautiful development, with the quality features including Oak veneer doors and Oak finished staircase, with the bathroom and shower room being exclusively designed by Laings of Inverurie.

The property itself is entered through an Oak veneer door to the entrance vestibule with double storage cupboard and opens into the reception hallway giving access to all ground floor accommodation and staircase to the upper floor. The formal lounge has a triple floor to ceiling window overlooking the front and has ample space for a full range of living room furniture; double Oak doors lead from the hall to the family/kitchen/dining area which is on open plan with a windows to the front, side and rear allowing natural light to flood this delightful space. The family area overlooks the front, whilst the dining area leads onto the beautifully fitted kitchen fitted with an excellent range of quality grey gloss base and wall units with stainless steel handles, built-in double oven, ceramic hob with contemporary cooker hood above and coloured splashback behind, integrated dishwasher, fridge and freezer, stainless steel sink and drainer, ceiling downlights. The utility room is finished in units matching those in the kitchen and has fittings for plumbing in automatic washing machine and tumble dryer, stainless steel sink and drainer, door to the rear and storage cupboard. A double bedroom is situated to the rear and has the advantage of a double window opening out to the rear garden.



Master Bedroom

Virtual Furnishing



En Suite



Double Bedroom



Double Bedroom

Completing the accommodation on the ground floor is the tiled shower room fitted with three piece suite comprising w.c., and w.h.b. set in bathroom furniture and shower cubicle with thermostatic shower, heated towel rail.

A comfortably graded staircase leads to the upper hallway and gives access to all bedroom accommodation. The master bedroom has a window overlooking the front and a walk-in wardrobe with shelf and hanging space, with a part tiled en suite fitted with w.c. and w.h.b. again set into bathroom furniture offering additional toiletry storage space, tiled double width shower cubicle with waterfall shower, heated towel rail and Velux to the rear. Double bedrooms two and three are both of excellent proportions with each having the advantage of wardrobe accommodation. The family bathroom is spacious, part tiled and fitted with w.c. and w.h.b. set into quality bathroom furniture and bath with tiling around, thermostatic shower and glazed screen, heated towel rail and Velux to the rear.

Outside, to the front the garden is laid mainly to lawn with gate giving access to the private rear garden, a lock block driveway leads to the garage with up and over door, light, power and utility area to the rear, outside lighting. The fully enclosed rear garden is laid mainly to lawn with patio areas ideal for al fresco dining and entertaining for the whole family

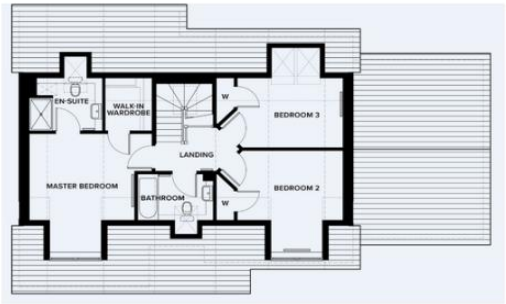
Accommodation and plans

Ground Floor	0" x 0"	0m x 0m
Entrance Vestibule	0" x 0"	0m x 0m
Formal Lounge	14'10" x 14'7"	4.52m x 4.45m
Kitchen	10'3" x 9'6"	3.12m x 2.9m
Dining Room/Family Area	21'8" x 12'7"	6.61m x 3.84m
Utility Room	9'8" x 5'5"	2.95m x 1.65m
Double Bedroom 4	10'10" x 10'8"	3.3m x 3.25m
Cloakroom	8'5" x 6'4"	2.57m x 1.93m
Garage	20'2" x 14'11"	6.15m x 4.55m
First Floor	0" x 0"	0m x 0m
Upper Hallway	0" x 0"	0m x 0m
Master Bedroom	12'2" x 10'8"	3.71m x 3.25m



Ground Floor

Lounge	4535mm x 4459mm	14' 10" x 14' 7"
Kitchen	3167mm x 2953mm	10' 3" x 9' 6"
Dining/Family	3900mm x 6647mm	12' 7" x 21' 8"
Utility	2953mm x 1650mm	9' 8" x 5' 5"
Bedroom 4	3300mm x 3251mm	10' 10" x 10' 8"
Cloak Room	2563mm x 1920mm	8' 5" x 6' 4"
Garage	4285mm x 6170mm	14' 11" x 20' 3"



First Floor

Master Bedroom	3702mm x 3265mm	12' 2" x 10' 8"
En-suite	2590mm x 2015mm	8' 6" x 6' 7"
Bedroom 2	3715mm x 2640mm	12' 2" x 8' 8"
Bedroom 3	3715mm x 2640mm	12' 2" x 8' 8"
Bathroom	2633mm x 1775mm	8' 6" x 5' 8"

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.



Arrange a viewing

Viewing By Arrangement with Ledingham Chalmers on 01224 632500

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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.



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