



Lag-a-Chadial The Dam
Lumsden, Aberdeenshire, AB54 4JL

ledingham
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Lounge



Hallway



Lounge (alt view)

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Four bedroom detached bungalow with large garage, gardens and idyllic surroundings

- Immaculate bungalow with private sunny gardens
- Four double bedrooms and two sunrooms
- Generous room proportions and immaculate decor
- Superb village location in peaceful settings
- Walking distance to the primary school and amenities
- Oil heating and double glazing



Four beds.



Two bathrooms.



Three public rooms.

Four bedroom detached bungalow with large garage, gardens and idyllic surroundings

Situated in peaceful idyllic surroundings we are delighted to present for sale Lag-a-Chadial, a four bedroom/ three public room bungalow located in the popular Aberdeenshire village of Lumsden, just 7 miles west of Alford. The property was built by Kirkwood homes to a high specification and benefits from a large exterior plot with landscaped gardens, large detached garage, double glazing and oil fired central heating. The property features many highlights, but the two sun rooms, walk in condition accommodation, beautiful German dining kitchen add to its appeal. Viewing is highly recommended to appreciate the location and quality of this immaculate family home.

Upon entering to the front via a hard wood exterior door, the entrance vestibule is bright and welcoming. The spacious reception hall gives access to all rooms with the hallway benefiting from two large cupboards, one of which is fully shelved and the other with hanging rail and shelves, a third cupboard has shelves for linen.

The lounge is an elegantly proportioned room with two large south-facing picture windows to the front capturing the panoramic views across the surrounding countryside, there is ample space for furniture configurations. Laminate wood flooring has been laid to a high standard and the crisp clean lines are echoed with hints of pattern on the feature wall.



Sun room



Dining kitchen (alt view)



Dining kitchen

Two Georgian style French doors lead through to the first superb sun room and viewers will be undoubtedly impressed by the addition to the living accommodation this room provides. With superb natural light flooding in this provides a versatile living area perfect for any growing family. The laminate wood flooring is not only practical but enhances the rooms airy feeling and the windows surrounding really enhance the inside/outside feel.

The dining kitchen is yet another quality room, having been fitted with an excellent range of good quality German base and wall mounted units with ample contrasting work surfaces, the inset appliances are high spec and the American style fridge freezer will remain as part of the sale. The crisp white walls sit well with the light wood laminate effect flooring and there is space for more informal dining at a well-placed table and chairs.

To the rear of the kitchen is the most handy utility room, two large cupboards provide fulfil ample storage requirements.



Utility room

The rear sun lounge is a special room in the house, with a most peaceful atmosphere, the leafy outlook is pleasing and the sliding patio doors allow for easy access to the patio for further enjoyment of alfresco dining or entertaining. The roof light tunnel allows a high ingress of natural light to enhance the already airy atmosphere. There is also a door to the garden.

Returning to the main house and through the hallway there is access to all the bedroom accommodation. The master bedroom is a large bright room with a south facing window to the front, double wardrobe with hanging rail and shelf. The decor is tastefully with co-ordinating carpeting.

The master bedroom offers an en-suite shower room comprising of a WC, wash hand basin and shower cubicle. A well-appointed room in modern design and finished to a high standard. Bedrooms two and three are both good sized doubled bedrooms situated to the front and rear of the property respectively. The fourth double bedroom is also generous in size and would make the ideal dressing room or home office if desired.

Completing this fine home, is the contemporary family bathroom. Featuring a white three-piece bathroom suite and separate shower enclosure, the immaculate bathroom has been completed in fresh white tones and striking vinyl flooring.

To the outside,

The front garden combines a large lock block driveway enclosed by wrought iron gates. There is an area of low maintenance gravel enclosed by a wooden fence, where the current owner hangs and displays baskets of flowers in the summer time. To the side there is a shed and greenhouse combines. Areas here have been laid to gravel, but could return to vegetable beds as they have been previously.

The rear garden is an oasis of tranquility, with a wall running the full length of the rear garden, offering a divide from the natural raised landscaping. Wooden steps have been built to give easy access to the elevated garden positions where stunning views can be enjoyed to the fields and countryside beyond.

A patio to the rear sun room provides the perfect place for alfresco dining. A large wooden detached garage and workshop are adjacent and the ground around with gravel provides further private parking. The garage has power, lights and an up and over door.



Sun lounge



Bedroom

Accommodation and plans

| | | |
|----------------|----------------|---------------|
| Lounge | 19'7" x 15'5" | 5.97m x 4.7m |
| Sun room | 12'4" x 15'5" | 3.76m x 4.7m |
| Dining kitchen | 17'10" x 9" | 5.44m x 2.74m |
| Utility room | 5'2" x 9'9" | 1.58m x 2.97m |
| Sun room | 15'11" x 9'9" | 4.85m x 2.97m |
| Bathroom | 6'5" x 9'9" | 1.96m x 2.97m |
| Bedroom | 7'8" x 9'9" | 2.34m x 2.97m |
| Bedroom | 10'8" x 9'9" | 3.25m x 2.97m |
| Master bedroom | 12'1" x 11'9" | 3.68m x 3.58m |
| En-suite | 4'10" x 10'11" | 1.47m x 3.07m |
| Bedroom | 7'11" x 11'11" | 2.41m x 3.63m |
| Garage | 15'5" x 10'6" | 4.7m x 3.2m |
| Workshop | 15'5" x 6'0" | 4.7m x 1.83m |

Lag-a-Chadail



Directions

From Aberdeen follow the A944 to Alford. Continue to T-junction, turn right to Bridge of Alford. Turn immediately to left and Lumsden is approximately 7 miles from Bridge of Alford on this road. On entering Lumsden the entry road for Hanover Court is second left. Continue Straight down, with fields to either side. Turn left at the junction and then left again. Lag-a-Chadial is the first house on the left.

Location

The house is situated within walking distance of Lumsden Primary School and the property falls within the catchment areas of both Alford Academy and Gordon School in Huntly. Lumsden has a garage which currently sells daily provisions, a hotel and a community run hall. Nearby Alford has a wealth of activities including community centre, dry ski slope, transport museum, various retail outlets, cafes and hotels. There is also an 18 hole golf course, health centre, bowling green, swimming pool, fitness classes and a library. Located in the heart of upper Donside, there is also an abundance of outdoor pursuits including skiing at the Lecht, hillwalking, fishing and mountain biking.

Arrange a viewing

Viewing By appointment telephone 01464 861793/
07702997709 or by arrangement with Ledingham Chalmers on
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Contact us

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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.