



**North Affleck Whiterashes**  
Udny, Aberdeenshire, AB21 0RB

ledingham  
chalmers  
estate agency





Lounge





Family Room



Kitchen

**North Affleck Whiterashes  
Udny, Aberdeenshire, AB21 0RB**

**Spacious three bedroom farmhouse in  
idyllic location**

- Two generous lounges with feature fireplaces
- Family room located to the rear
- Fully fitted kitchen with a range of base and wall units
- Exceptionally sized master bedroom with bay window
- Two further spacious double bedrooms
- Outstanding countryside views



**Three** beds.



**One** bathroom.



**Three** public rooms.



## Spacious three bedroom farmhouse in idyllic location

Quietly nestled in the stunning Aberdeenshire countryside, we are delighted to offer for sale this spacious three bedroom detached farmhouse.

Offering three public rooms and three generously sized bedrooms, this property is ideal for those looking to put their own stamp on a family home, just a small distance away from the city.

Located a short drive away from the main road, the property boasts incredible views and enjoys a front garden laid to lawn with stone chip surround, and a mixture of mature bushes, shrubs and trees adding to the overall charm of the property.

Upon entering the property, the entrance hall gives access to the majority of the lower living accommodation and hosts a large cupboard offering that much sought-after storage.

The stairwell to the upper floor is also found here, complete with chic balustrade and stair runner.

The first of the two lounges is a generous space, enjoying a pleasant front aspect, with fireplace offering a delightful focal point to the room.

The second of the two lounges is well-proportioned and again boasts an engaging view over the front of the property, with feature fireplace and ample space for an array of furniture.

Continuing along the bright hall, the shower room is brightly finished in neutral tones, offering a white two-piece suite with walk in shower cubicle, WC and wash-hand basin set within a stylish vanity unit.



Second Lounge



Bedroom One





Shower Room



Views

To the rear of the ground floor, the family room is located which is exceptionally spacious and gives direct access to the kitchen, which is fully fitted with a range of base and wall units in beech effect, with contrasting work surfaces, integrated electric hob and oven and extractor hood, with space for under-counter fridge and washing machine.

Directly located from the family room is a handy larder, offering additional kitchen storage.

Ascending the staircase to the upper floor, the spacious landing is brightly lit and offers two cupboards for additional storage.

Bedroom one is exceptionally sized with fabulous bay window and a large built-in wardrobe spanning the full width of the room, with two sets of double doors offering both hanging and shelved options.

Bedroom two is another generous room, offering an abundance of space for free-standing furniture as desired.

The third bedroom is another sizeable double and also has the added charm of a feature fireplace

A box room completes the upper accommodation which is a versatile space which could easily be used for a home office or study.

Accommodation and plans

Lounge	13'1" x 12'2"	3.99m x 3.71m
Second Lounge	13'1" x 9'10"	3.99m x 3m
Family Room	13'3" x 13'0"	4.04m x 3.96m
Kitchen	13'0" x 7'4"	3.96m x 2.24m
Bedroom One	14'9" x 11'0"	4.5m x 3.35m
Bedroom Two	15'9" x 9'10"	4.8m x 3m
Bedroom Three	13'1" x 8'10"	3.99m x 2.69m

North Affleck



## Directions

Travel from the City centre on the main Aberdeen - Oldmeldrum Road (A947) and continue straight ahead passing through Dyce and Newmachar. Continue ahead for 3 miles before entering the village of Whiterashes, turn right onto the road signposted for Udney Green. Follow this road taking the first right and continue along for some distance where the property is identified by the Ledingham Chalmers for sale sign.

## Location

Whiterashes is a delightful village which lies to the Northwest of Aberdeen and is within easy commuting distance of the Industrial Estates of Dyce, Bridge of Don and Inverurie together with Aberdeen city itself. Whiterashes is close to Newmachar where there is a primary school, shops, a post office and a wide variety of recreational facilities.

## Arrange a viewing

Viewing by arrangement with Ledingham Chalmers on 01224 632500

## 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.