



Bovaglie Hillhead of Daviot
Aberdeenshire, AB51 0JA

ledingham
chalmers
estate agency



Lounge



Sun lounge



Dining kitchen

Bovaglie Hillhead of Daviot Aberdeenshire, AB51 0JA

Beautiful detached family home with double garage, large garden grounds and stunning views to the countryside

- Striking family home with panoramic countryside views
- Three double bedrooms, with one en-suite
- Three public rooms all with tasteful fresh decor
- Ample natural light flooding in throughout
- Double garage, driveway and expansive garden grounds
- Oil heating and double glazing



Three beds.



Two bathrooms.



Three public rooms.

Beautiful detached family home with double garage, large garden grounds and stunning views to the countryside

Bovaglie is situated on the outskirts of the small hamlet of Daviot just some 6 miles from the ever popular town of Inverurie. Spanning over one level with three double bedrooms, a superb dining kitchen and sun lounge this property combines luxury living with a commanding countryside panoramic view. With a double garage and expansive garden grounds, its presence and elegance make this a special home. An attractive property inside and out with a true sense of space, light and airiness. Built to incorporate the beautiful tranquil surrounding views, this luxurious property would suit any family.

The vestibule leads to a spacious hall with feature decor. A door leads you to a warm and inviting lounge with main focal point being the fireplace with polished stone mantle, back and hearth and wood burning stove inserted within which connects to the chimney flue. The wood burning stove connects into the heating system, with the central heating boiler switching off once the stove reaches a certain temperature. and a bank of windows to take in the most of the views The real heart of the home is the open plan family room and dining kitchen. A comprehensive range of gloss units host integrated appliances, offering a show home design with modern life in mind. The peninsular bench combines high seating and informal dining.

The utility room has built-in storage and sink, leading through to the integral double garage. Viewers will be undoubtedly impressed with the stunning sun lounge which provides not only superb countryside views it offers the growing family a second sitting room to be utilised as required.



Dining kitchen



Master bedroom



Garden



Garden

The master bedroom suite has a large walk in wardrobe, superb en-suite and views over the back garden and beyond. There are a further two double bedrooms, with tasteful decor and quality carpeting. An expansive family bathroom with bath completes this beautiful home.

It is also worth of note here there are attic style trusses over the bedroom wing of the property providing the ability to convert the space into additional living accommodation subject to obtaining appropriate local authority consents.

A gravel driveway with low front wall gives access to the property, ample parking for several cars on a tarmac rear drive leading to the double garage. The garage itself has two up and over metal entrance doors to the front and internal pass door to the Utility Room. The loft space area is formed in attic style trusses and the majority of loft space is floored for storage purposes.

The property occupies a large site with garden grounds immediately surrounding the property which are landscaped and laid in grass with planted borders/rockery, slabbed patio. In addition, there is a further area of ground which is partially planted in trees. Boundaries are formed by a pointed granite and roughcast block walls, dry stone dyke and timber post and wire fencing.

With an excellent balance of practical living, contemporary design and flexible living/entertainment spaces, both inside and out, this home offers the full package.

Accommodation and plans

Lounge	19'2" x 17'7"	5.84m x 5.36m
Kitchen / diner	20'9" x 17'7"	6.33m x 5.36m
Sun room	16'1" x 14'8"	4.9m x 4.47m
Utility room	13'5" x 8'0"	4.09m x 2.44m
WC	8'0" x 3'10"	2.44m x 1.17m
Master bedroom	17'2" x 11'2"	5.23m x 3.4m
En-suite	7'5" x 6'9"	2.26m x 2.06m
Dressing room	7'0" x 6'9"	2.13m x 2.06m
Bedroom 2	10'10" x 9'8"	3.3m x 2.95m
Bathroom	9'7" x 6'9"	2.92m x 2.06m
Bedroom 3	13'8" x 10'2"	4.17m x 3.1m

Bovagile



Directions

At the roundabout, take the 1st exit onto Market Pl/B9170 for 0.2 mi At the roundabout, take the 3rd exit onto North St/B9001 for 0.7 mi At the roundabout, take the 3rd exit onto B9001 0.9 mi At the roundabout, take the 2nd exit and stay on B9001 1.9 mi Turn right 0.5 mi Turn left at the 1st cross street 0.7 mi Turn left and the property is identified by our for sale boards.

Location

Daviot lies some 4 miles north of Inverurie and 20 minutes drive to Dyce International Airport and 30 minutes drive to Stonehaven on the new AWPR. The property is situated in the village of Daviot, within a few minutes stroll of the village primary school, local shop/cafe, community hall, church, public house and community walking paths around the old House of Daviot estate, as well as the famed Loanhead of Daviot recumbent stone circle. A more comprehensive range of amenities is provided at nearby Inverurie along with effective road, rail and bus links to Aberdeen City. There is a wide range of shopping facilities in Inverurie town centre, including high end specialist butchers and bakers, five supermarkets including Morrisons, Tesco and M&S, a health centre, library and Community Centre. Inverurie and Garioch region has a wealth of highly regarded hotels and restaurants. Leisure pursuits are well catered for with a swimming pool, sports centres and golf courses nearby. The area is served by secondary schools at Inverurie and Oldmeldrum.

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.