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Westhill, Aberdeenshire, AB32 6UT

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estate agency





Truly unique three bedroom detached dwellinghouse

- Beautiful move in ready self-build property
- Bright and airy open plan Kitchen / Diner / Lounge
- Stylish Utility Room with appliances included
- Three modern Bathrooms with quality fittings
- Three generous Bedrooms, one with fantastic Balcony
- Sizeable Garden grounds, Driveway and Garage

Kitchen Diner Lounge



Three beds.



Three bathrooms.



One public room.

Kitchen Diner Lounge

This beautifully created, stylish family home has been completed to high standards, with fine attention to detail throughout.

This outstanding three bedroom detached dwellinghouse blends perfectly with modern style and rural tranquillity. Set within generous grounds, this home offers an abundance of space both inside and out, making it ideal for family living or those seeking a peaceful retreat. The property enjoys the benefits of an LPG fired central heating system, under floor heating on the whole of the ground floor and double glazing throughout.

Set over two floors, the accommodation comprises of a spacious and welcoming entrance hallway, laid in stylish herringbone flooring with a door leading to the heart of the home, a truly impressive open-plan kitchen / diner / lounge, where the vast dining kitchen seamlessly flows into a bright and airy lounge – perfect for entertaining or relaxed family gatherings.

The beautiful kitchen is fitted with a range of stylish base and wall units incorporating Italian Bertazzoni appliances, central island unit and a range of further quality integrated appliances. The area is laid in modern tiling with underfloor heating which flows through to the lounge area which enjoys a dual aspect overlooking the grounds of the property and a fabulous wood burning stove adds warmth to the room. French doors provide access out to a fantastic patio area, providing an ideal space for al fresco dining in the summer months.



Kitchen Diner Lounge



Utility Room



The most spacious utility room is fitted with co-ordinating units to the kitchen and is well equipped, fitted with a range of integrated laundry appliances and providing further storage space. A door provides access out to the rear garden.

A separate living room provides a more private setting, ideal for unwinding in the evenings. This room is versatile by nature and could easily be utilised as a further bedroom or guest bedroom if desired.

The ground floor shower room is a lovely modern suite, finished with walk-in shower enclosure, WC and counter top basin set into matching vanity unit. The room is completed with tiled flooring, extractor fan and heated and illuminated wall mirror.

Bedroom



Shower Room

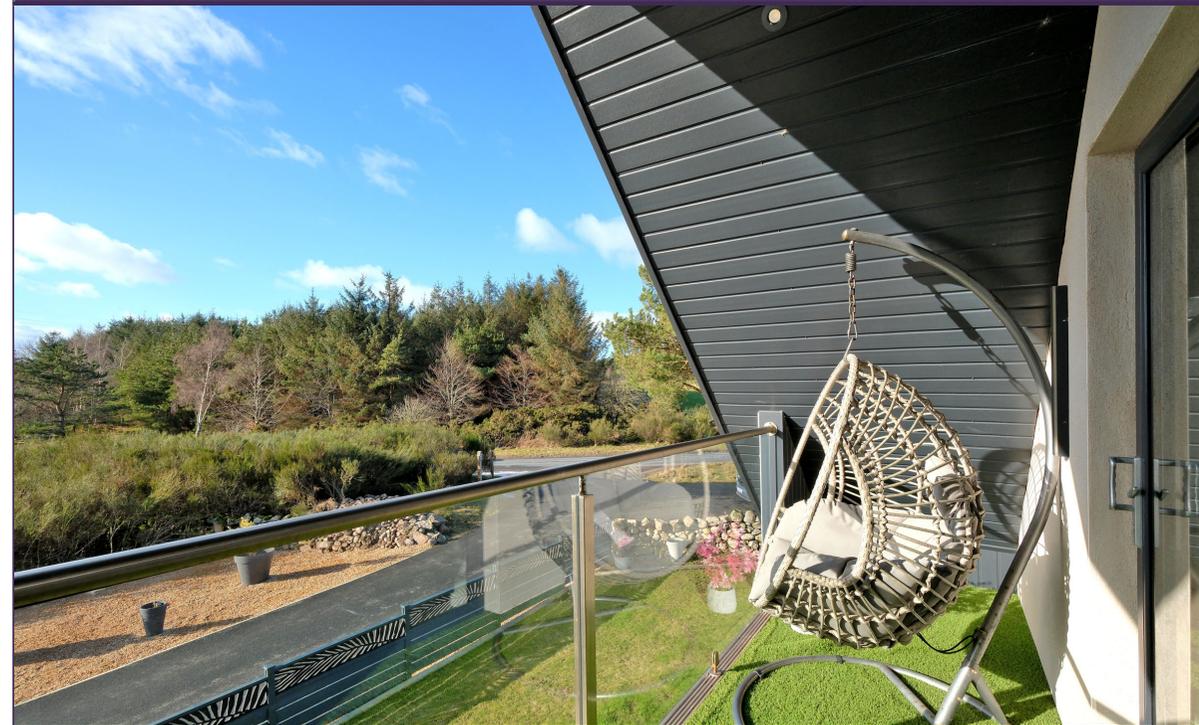
The staircase is fitted with a grey tartan carpet and boasts two fantastic storage cupboards. The staircase provides access to the upper floor landing where you will find all remaining accommodation and a large walk-in cupboard providing excellent storage. A large velux window provides breathtaking countryside views and floods the space with natural light. Access can be granted to the loft which is equipped with a ladder and light.

Having been converted from two rooms into one, the main bedroom is a most spacious room, decorated in neutral tones with quality carpeting and benefiting from a walk-in dressing room with ample storage space available. The room is further enhanced by a fabulous balcony which overlooks the front of the property and beyond, offering an ideal space to relax and enjoy the views. The bedroom also boasts an en suite shower room which is fitted with another modern suite comprising WC and counter top basin set into unique vanity unit with display alcoves, illuminated lighting, walk-in shower enclosure with display alcoves and heated towel rail.

The second bedroom on the upper floor is of generous proportions, decorated in crisp white decor with feature wall which is complimented by the grey carpeting.



Bedroom



Balcony



Dressing Room



En Suite

Outside, the fully enclosed garden grounds offers both privacy and security, while the expansive garage and driveway provide excellent parking and storage. The garage is equipped with power, light and EV charger and is approximately 6m long. There is also the added benefit of two electrical sockets and two water taps

The property boasts generous garden grounds, offering a private and tranquil outdoor space perfect for both relaxation and entertaining. The front garden is beautifully landscaped and the surrounding garden provides an expansive area with ample room for outdoor activities, two patios for alfresco dining, elevated decking area and potential for further landscaping or gardening projects. Conveniently, the garden is equipped with two external water taps, ideal for watering plants or cleaning outdoor equipment. Additionally, two electrical socket outlets are installed in the garden, providing practicality for outdoor lighting, garden tools, or even hosting outdoor events. These thoughtful features enhance the usability of the space, making it perfect for enjoying the outdoors all year round.

Combining contemporary comfort with countryside charm, this exceptional home is a rare opportunity to secure a serene rural lifestyle without compromise.

If you are looking for a modern, distinctive family home, then you will not be disappointed, and early viewing is highly recommended.

Accommodation

Kitchen / Lounge / Diner	18'7" x 31'9"	5.67m x 9.68m
Bedroom	14'10" x 13'9"	4.52m x 4.19m
Shower Room	10'9" x 6'9"	3.28m x 2.06m
Utility Room	14'10" x 6'5"	4.52m x 1.96m
Bedroom / Dressing Room	16'5" x 28'9"	5.01m x 8.77m
En Suite	7'11" x 8'1"	2.41m x 2.46m
Bedroom	12'0" x 13'6"	3.66m x 4.12m
Bathroom	15'4" x 7'11"	4.67m x 2.41m



Bedroom

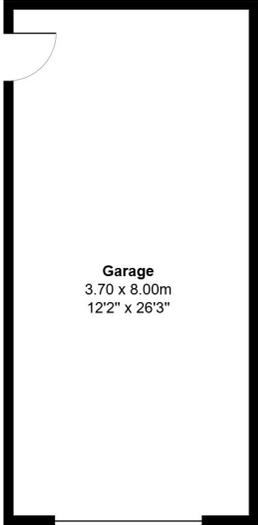
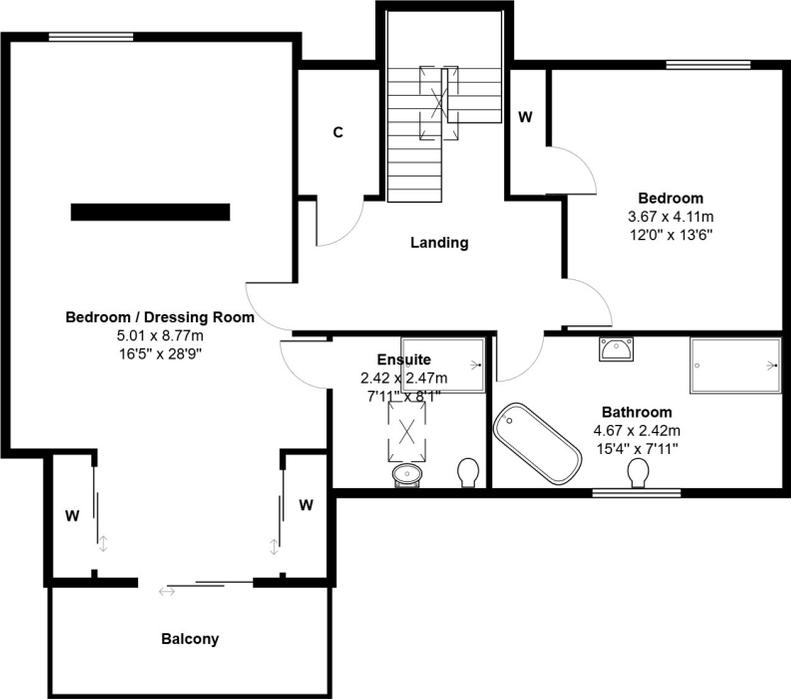
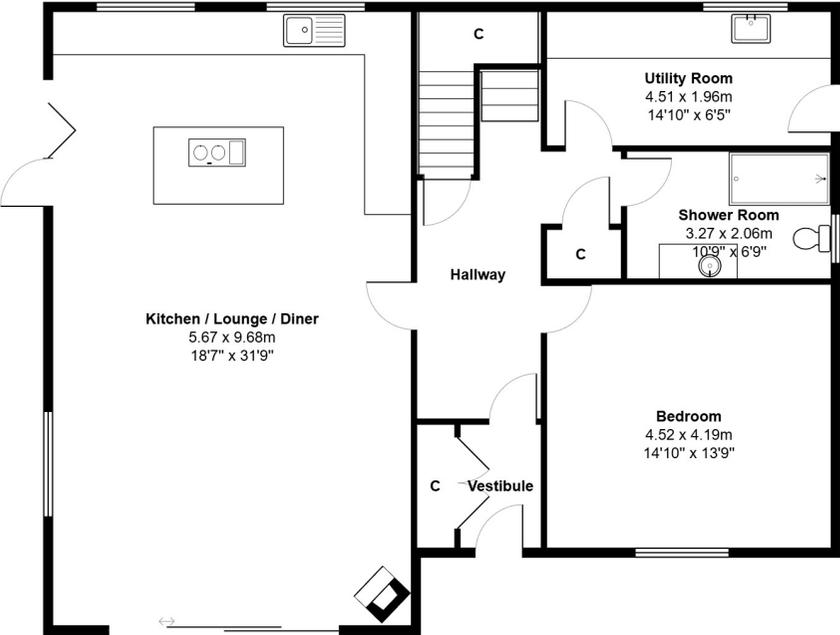


Bathroom

Floorplan



Jacob's Croft





Exterior

Directions

From Aberdeen travel west towards Westhill and before reaching Westhill take the left hand turning at the traffic lights towards Tarland, the B9119. Continue through the hamlet of Garlogie and take the left hand turning towards Banchory, the B9125. The property is located a short distance along on the left hand side.

Location

Garlogie is a delightful and picturesque hamlet situated a couple of miles from the edge of Westhill and within easy commuting distance of the City of Aberdeen. The village is home to the popular Garlogie Inn and has its own village hall. Garlogie lies within an easy drive through attractive countryside to the delightful town of Banchory and Royal Deeside. Nearby Westhill has developed into an attractively laid out vibrant town offering a first class range of shopping, recreational, leisure and community facilities including the expanded Westhill Shopping Centre, excellent restaurants, golf course, swimming pool and well regarded primary and secondary schools. Costco and Tesco Superstores and major companies are located in the commercial estates.

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.

Arrange a viewing

Viewing By appointment telephone 07752 678859 or 07900 801438 or by arrangement with Ledingham Chalmers on 01224 632500

Contact us

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Exterior