



2 Old Steading,

Arbuthnott, Nether Craighill, Aberdeenshire, AB30

ledingham
chalmers
estate agency





Immaculately presented, five bedroom family home

- Gorgeous location with stunning countryside views
- Built to the highest of standards throughout
- Soft neutral decor with modern Kitchen and Bathrooms
- Fantastic open plan Kitchen/Diner and Family Room
- Five well-proportioned Bedrooms, one on the ground floor
- Solar Panels and Air Source Heat Pump



Five beds.



Three bathrooms.



Two public rooms.

Located in a beautifully tranquil setting with spectacular views, we are delighted to offer for sale this impressive five bedroom home which is presented in immaculate condition allowing any discerning buyer to move in with the utmost of ease.

With a commanding front vista and surrounded by the picturesque Lewis Grassic countryside, its presence and elegance make this a special home. It is an attractive property inside and out and the sense of privacy and tranquillity are abundant. Built to a very high specification, this luxurious property would suit any family.

With contemporary, sleek, modern kitchen and bathrooms and exquisite decor throughout, this property offers the discerning buyer a wealth of comfort, with under floor heating all through the ground floor. The driveway provides parking for multiple vehicles. Upon entering, the quality finish and high level of detail is immediately noticeable.

The real heart of the home is the open plan family room and dining kitchen. This exceptionally spacious and bright room benefits from expansive windows to make the most of the stunning views, this is sure to be the hub of the family home. The kitchen is stylishly fitted with an excellent range of contemporary units and high quality integrated appliances. Separating the kitchen from the dining area is a large central island which also doubles as a breakfast bar. The matching work surface also houses the hob with built in extractor fan. The family area has a large full height window to the front making the most of the spectacular countryside views. A fantastic addition located just off the kitchen is the large boot room which in turn leads to the spacious integral garage.



Utility Room



Lounge



Bedroom

Just off of the kitchen the utility room has further built-in storage and sink. Space for washing machine and tumble drier which are both included within the sale, door to the pump room and rear garden.

The elegant lounge is located to the front, benefiting from a dual aspect, this is a superb room which enjoys abundant natural lighting via the two windows which overlook the front and back of the property. There is a modern but comfortable feel and the micro marble fireplace with electric powered flame enhances the homely and relaxing atmosphere of the room. Ample space is available to host a variety of large comfortable couches and associate furniture for relaxation to suit the individual's needs and requirements.

Located to the rear of the property bedroom five is a versatile room that can be configured to suit individual needs. Ample space for free standing furniture is available. A shower room completes the ground floor accommodation.

An open staircase ascends to the first floor galleried landing where multiple velux windows offer an influx of natural light.



Shower Room

The principal bedroom is generously proportioned and is presented in light neutral decor with fitted carpeting for a cosy finish. Ample space is afforded for a variety of freestanding furniture to suit all requirements, there is also a walk in wardrobe offering excellent storage. A fabulous addition to this bedroom is the en suite, comprising a walk in shower, wc and wash hand basin vanity unit.

Enjoying gorgeous views to the front of the property, the second bedroom has also been decorated in calming neutral tones with complimenting carpets and a fantastic walk in wardrobe. There are a further two double bedrooms, equally impressive and both light and airy.

An expansive family bathroom with bath and separate walk in shower completes this beautiful home.



Bedroom



Ensuite



Bedroom



Bedroom

The property benefits from very large and well-maintained gardens extending round the property. It is mostly laid to lawn with a large driveway offering parking for multiple vehicles. There are also multiple sockets around the house and a shed which will remain.

A fantastic addition to this property is the garage, it is large in size and features an electric door. The gates to enter the property are also electric and powered by remote for ease of access.

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

The internal floor area has been noted at 255sqm however this does not include the storage cupboards and garage. With this included the total is 293sqm.

Accommodation

Entrance Hall	14'1" x 12'9"	4.29m x 3.89m
Lounge	16'3" x 22'5"	4.95m x 6.83m
Kitchen/Dining/Family Room	17'5" x 30'11"	5.31m x 9.43m
Utility Room	9'4" x 14'5"	2.85m x 4.4m
Bedroom	11'0" x 9'6"	3.35m x 2.9m
Shower Room	6'8" x 9'6"	2.03m x 2.9m
Boot Room	9'4" x 7'10"	2.85m x 2.39m
Garage	14'8" x 22'5"	4.47m x 6.83m
Bedroom	17'6" x 14'5"	5.34m x 4.4m
Ensuite	9'3" x 8'3"	2.82m x 2.52m
Bedroom	17'0" x 14'5"	5.18m x 4.4m
Bedroom	15'11" x 11'5"	4.85m x 3.48m
Bedroom	15'0" x 15'8"	4.57m x 4.78m
Bathroom	12'0" x 11'5"	3.66m x 3.48m

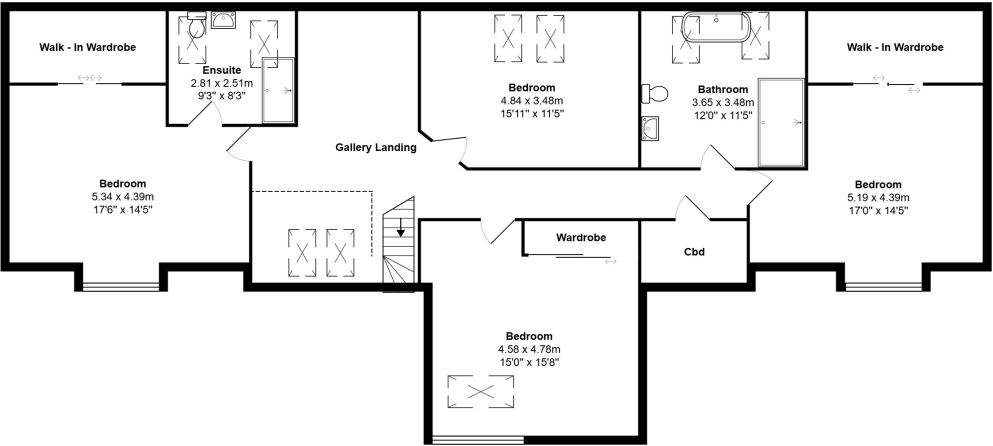
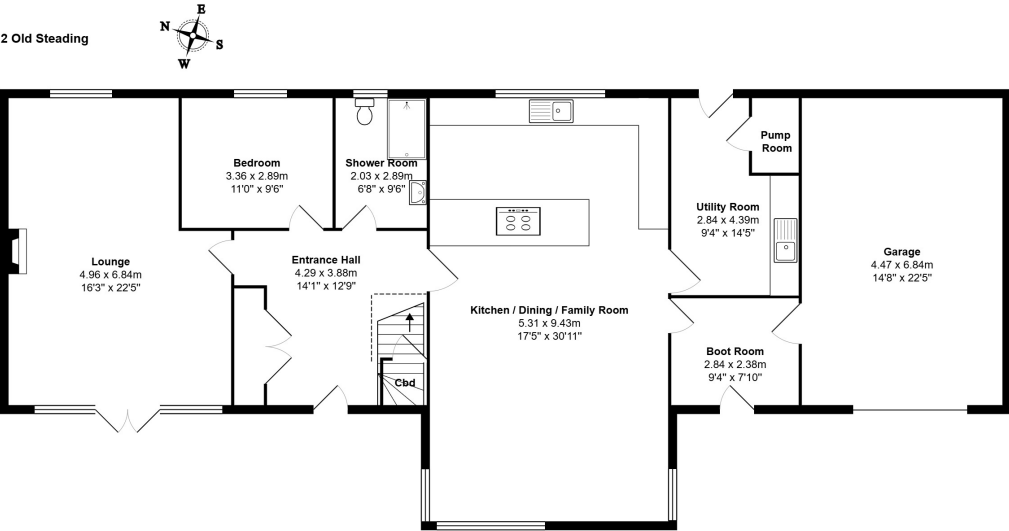


Bedroom



Bathroom

Floorplan





Bathroom

Directions

From the direction of Aberdeen, travel South on the A90 and just after the Barr demolition building turn left for Kinneff/Inverbervie. Then take your first right and continue ahead for some time, turning left as indicated by our sale board, where you will approach the development.

Location

2 Old Steading is just a short distance from the coastal town of Stonehaven which lies some 15 miles south of Aberdeen with excellent road and rail links to the city. The AWPR offers superb links to the north and will add to the increasing popularity and desirability of Stonehaven. The town, once a substantial fishing port, still retains much of its historic interest and the ruin of Dunnottar Castle to the south is a great tourist attraction. There is a picturesque harbour with hotels and restaurants, a range of shopping facilities, post office and banks. Stonehaven has leisure centre with gymnasium and swimming pool and an open air heated swimming pool, children's play areas and a putting green. There is also an 18 hole golf course with clubhouse on the nearby cliff tops, bowling green, tennis courts and open public parks and the sheltered harbour is ideal for a variety of water sports. Educational needs are well provided for with 3 primary schools, and Mackie Academy enjoys a fine academic tradition.

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 07713182051 or by arrangement with Ledingham Chalmers on 01224 632500

Contact us

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Drone Image