



4 Irvinemuir Park,
Drumoak, Aberdeenshire, AB31 5BF

**ledingham
chalmers**
estate agency



Lounge



Kitchen/Diner/Family Room

Immaculately presented, five bedroom detached family home

- Stunning location
- Immaculately presented in true move in condition
- Open plan Kitchen/Diner/Family Room
- All furniture included within the sale
- Five sizeable Bedrooms, two with Ensuite facilities
- Gorgeous Garden Grounds and Double Garage



Kitchen/Diner/Family Room



Five beds.



Two bathrooms.



Three public rooms.

We are delighted to offer for sale this beautifully presented five bedroom detached dwelling house located in the quiet Deeside village of Drumoak. This property has been built by Bancon Homes to the highest of standards with all furniture included.

The property has been internally finished with stunning interior decor throughout and this immaculate family home is located in a desirable position within a small exclusive development and enjoys an outlook to the rear over mature wooded land.

The property is entered into the vestibule which boasts a useful cupboard. Proceeding into the hall there is an under stair cupboard housing an integrated freezer.

The cloakroom features a two piece white suite with wall mounted wash hand basin and W.C., completed with tiling to rear.

To the left of the hall is the lounge which enjoys double aspect windows, complemented by a feature wall. Natural light floods the room and ample space is afforded to host a variety of free standing furniture.

The kitchen/dining/family room is a stunning L-shaped area with patio doors from the family room leading out onto decking. The kitchen features a superb range of contemporary units, including pull out and swivel corner units, quartz work surfaces with inset sink, drainer and Quooker mixer tap. A peninsular unit houses the induction hob with overhead extractor hood and there is a built in oven with microwave/oven above. Integrated is a fridge/freezer and dishwasher. There are windows to the rear and side with rear enjoying a pleasing outlook over the garden and wooded land beyond. Adjacent to the kitchen is a utility room with a walk-in pantry, base and wall units. The washing machine and tumble dryer will be included in the sale along with the integrated fridge in the pantry.



Principal Bedroom



Ensuite



Bedroom



Bedroom

The carpeted staircase ascends to the landing which gives access to the partly floored loft with lighting.

The spacious principal bedroom benefits from two double wardrobes, a walk-in wardrobe and a large, luxurious en suite shower room.

Bedroom two also has two double wardrobes and en suite shower room.

There are two further bedrooms and bedroom five would make an excellent nursery or study. To complete the home is the family bathroom with modern white suite.

The gardens to the property are truly stunning with the front having gravel and stone areas with a superb selection of shrubs and parking for four cars on the drive. The rear garden is fully enclosed with beautiful hardwood decking and a pergola, making this an ideal summer retreat. Additionally, motion sensor lighting is fitted around the property and the shed will remain, as well as an enclosed area for bins. The double garage has two remote controlled up and over doors and benefits from power, light, and a water tap, as well as shelving to the rear. The property has also been fitted with a security alarm system.

This stunning property is to be sold as seen with all furniture, white goods, kitchen appliances light fittings and blinds/curtains included however if you do wish for anything to be removed this can be arranged.

Accommodation

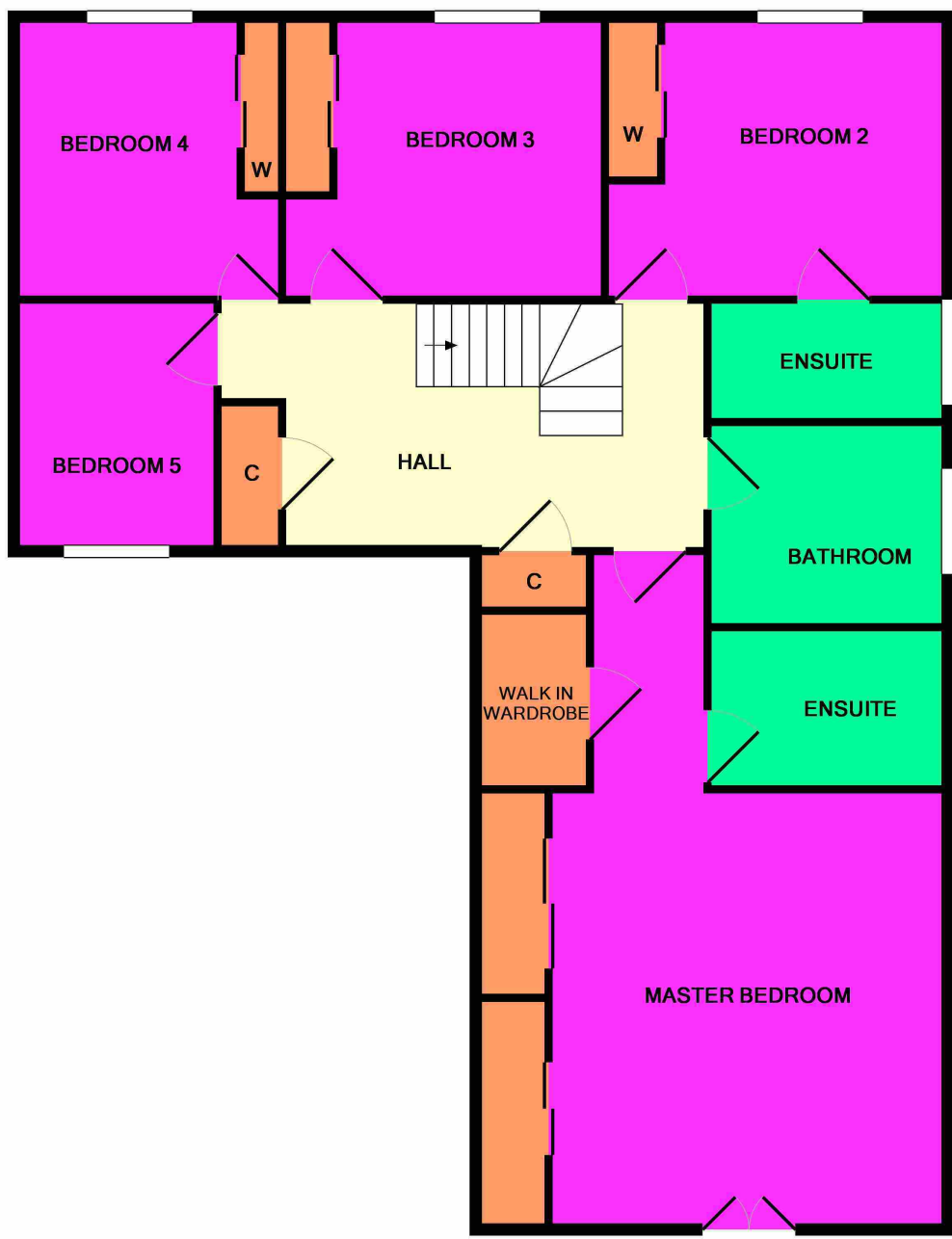
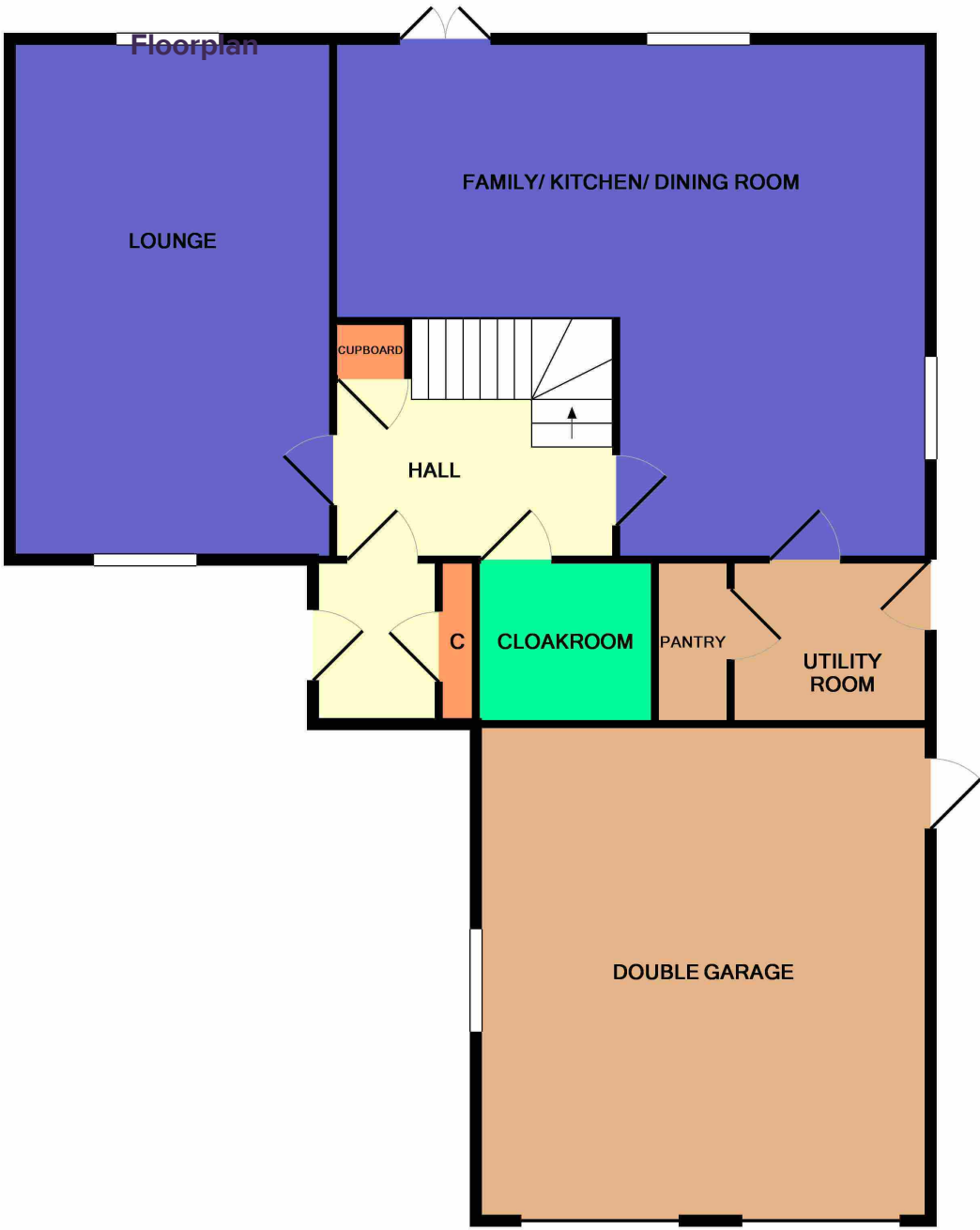
Vestibule	5'9" x 5'6"	1.75m x 1.68m
Hallway	10'6" x 5'9"	3.2m x 1.75m
Cloakroom	5'9" x 5'6"	1.75m x 1.68m
Lounge	19'6" x 13'1"	5.95m x 3.99m
Kitchen/Dining/Family Room	24'3" x 20'8"	7.39m x 6.3m
Utility Room	8'4" x 5'8"	2.54m x 1.73m
Master Bedroom	20'4" x 15'2"	6.2m x 4.62m
Ensuite Shower Room	8'5" x 6'7"	2.57m x 2.01m
Bedroom	12'5" x 10'6"	3.79m x 3.2m
Ensuite Shower Room	9'3" x 4'9"	2.82m x 1.45m
Bedroom	12'5" x 10'5"	3.79m x 3.18m
Bedroom	11'3" x 10'5"	3.43m x 3.18m
Bedroom/Study	9'3" x 9'1"	2.82m x 2.77m
Bathroom	8'2" x 6'8"	2.49m x 2.03m



Bathroom



Garden



Directions

Travelling on the North Deeside Road proceed through Cults, Bieldside, Milltimber, Peterculter and then enter Drumoak. Continue through passing the Parkside junction and Irvinemuir Park is on the left hand side. No 4 is the second property to the right hand side.

Location

The village of Drumoak is situated in the picturesque Dee Valley on the main route to Royal Deeside, readily accessible from Aberdeen and Banchory. The village has a local shop, bowling green, church and primary school, with secondary education catered for at Banchory Academy. It is an excellent base for commuting to the business and oil related offices at Westhill and Kingswells.

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.