



## IMPRESSIVE FOUR BEDROOM STEADING

THE ROWANS  
HILLHEAD OF DAVIOT  
DAVIOT, INVERURIE, AB51 0JA

VESTIBULE  
HALL  
CLOAKROOM  
LOUNGE  
DINING ROOM  
DINING KITCHEN  
UTILITY ROOM  
DOUBLE BEDROOM 4.  
UPPER HALL  
MASTER BEDROOM WITH EN SUITE  
SHOWER ROOM  
GUEST BEDROOM WITH EN SUITE  
SHOWER ROOM  
1 FURTHER DOUBLE BEDROOM  
JACK & JILL BATHROOM.  
LARGE LANDSCAPED GARDENS  
DOUBLE GARAGE.  
OIL C.H. & D.G.



GAVIN BAIN  
& COMPANY  
Solicitors & Estate Agents



Offers Over

£420,000



Enjoying an elevated location with stunning south and west facing views this exceptionally spacious Four Bedroom Steading provides spacious family accommodation within easy commuting distance of Inverurie, Oldmeldrum, Dyce and Aberdeen. Forming part of a steading conversion this well designed property has the benefit of neighbours but its location gives almost total privacy. The property has been finished to the highest of standards with quality fixtures and fittings which include natural wood doors and facings and natural wood flooring in most public rooms, and has been tastefully decorated throughout in neutral tones. Set on two floors the accommodation comprises of a spacious and welcoming entrance vestibule and hallway with French doors leading to the bright and airy south facing lounge, this room has been tastefully decorated and finished with wooden flooring and has as its focal point a lovely cast iron fireplace housing an open fire. Also located off the main hallway the good sized formal dining/family room also enjoys views over the front garden towards open countryside beyond. The spacious dining kitchen provides ample space for a dining table and chairs and has been fully fitted with a range of modern base and wall units together with quality integrated appliances. Completing the accommodation on the ground floor is a spacious double bedroom with walk in wardrobe/dressing room, a cloakroom and utility room. On the upper floor all three bedrooms are of generous proportions with the master bedroom and bedroom two benefiting from beautifully presented en suite shower rooms. The centrally situated family bathroom is fitted with a modern three piece suite which includes a free standing bath. The property further benefits from oil fired central heating, is fully double glazed and benefits from a security alarm. Outside a gravelled driveway to the front of the property provides ample parking and leads to the large double garage which is fitted with power and light and also benefits from an electric car charging point. The attractively landscaped gardens which surround the property on three sides have been mainly laid to lawn with a paved patio area to the rear. A wooden chalet/summerhouse with wooden decked patio area may be purchased by separate negotiation.



## LOCALITY

The property enjoys a lovely location on the outskirts of Daviot which is a small village located approximately 4 miles north of Inverurie, and is in the catchment zone for Meldrum Academy for senior pupils and within easy walking distance of Daviot Primary School. The village hall is well used by user groups including the well-established playgroup and parent and toddler group. It is within easy commuting distance of Inverurie, Dyce and Aberdeen, with the Airport and Industrial estates at Dyce being a 20 minute drive. 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.

## VESTIBULE

Entered by a solid wood door the spacious entrance vestibule has been decorated and carpeted in neutral tones and has windows to either side providing natural light. French Doors lead from the vestibule to the main hallway.

## HALL

A spacious and welcoming entrance hallway tastefully decorated and carpeted in neutral tones and fitted with a large understair storage cupboard.

## CLOAKROOM

Leading from the entrance hallway the cloakroom has been fitted with coathooks and leads through to a W.C. which is freshly presented and tiled and fitted with a modern two piece white suite. Opaque window.

## LOUNGE

**6.90m x 4.69m (22`8" x 15`5") approx**

Enjoying panoramic south facing views over the surrounding countryside towards Bennachie this beautifully presented lounge has been tastefully decorated and finished with natural wood flooring and has as its focal point a lovely ornate cast iron fireplace with a slate hearth and carved wooden mantel which houses an open fire. T.V. and Telephone points.

## DINING/FAMILY ROOM

**4.67m x 3.83m (15`4" x 12`7") approx**

Entered by French Doors from the main hallway this good sized, versatile room is currently utilised as a dining room but could quite easily be used as a second sitting room or a home office. Tastefully decorated in neutral tones and finished with natural wood flooring this room has dual aspect windows overlooking the front and rear gardens.

## DINING KITCHEN

**4.69m x 3.58m (15`5" x 11`9") approx**

Providing ample space for a large dining table and chairs this generously proportioned kitchen enjoys a dual aspect to the front and rear of the property and has been attractively decorated and finished with tiled flooring. The kitchen has been fully fitted with a range of modern base and wall units which provide ample storage space with roll front granite worksurfaces incorporating a double Belfast style sink with mixer tap and tiled splashbacks and a range of integrated appliances including a Stainless steel Baumatic Range, with tiled splashbacks and a stainless steel extractor canopy and a dishwasher.

## UTILITY ROOM

**4.26m x 1.67m (14` x 5`6") approx**

Leading from the kitchen by way of two steps the utility room has been fitted with a range of modern base and wall units with roll front worksurfaces, tiled splashbacks and a large Belfast style sink with mixer tap. Space for automatic washing machine, tumble dryer and fridge/freezer. Coathooks. Solid wood door leading to rear garden.

## REAR HALL

Situated off the kitchen the rear hallway gives access to bedroom four and has a carpeted staircase with carved wooden handrail leading to the upper floor. Large understair storage cupboard.

## DOUBLE BEDROOM 4

**4.74m x 3.78m (15`7" x 12`5") approx**

This spacious double bedroom enjoys a south facing aspect over the garden towards open countryside beyond. Tastefully decorated and carpeted this room further benefits from a walk-in wardrobe/dressing room: (2.74m x 1.67m) which is fitted with a range of shelves, hanging rails, power and light.

## UPPER HALL

A carpeted staircase with carved, natural wood handrail and spindles leads from the main hallway to the upper hall which is fitted with a large velux window providing natural light to the staircase. Large walk in storage cupboard fitted with shelves and hanging rails.

## MASTER BEDROOM

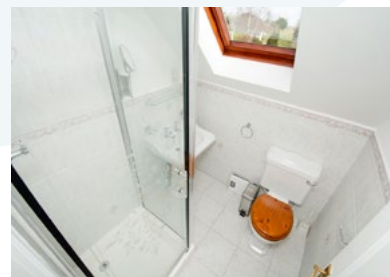
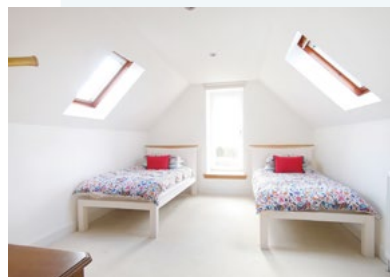
**5.38m x 3.42m (17`8" x 11`3") approx**

An exceptionally spacious and bright master bedroom decorated and carpeted in neutral tones and fitted with 2 large velux windows. Access hatch to eaves.

## EN SUITE BATHROOM

**3.22m x 3.04m (10`7" x 10`) approx**

Accessed from the master bedroom by two steps this beautifully presented en suite shower room has been tastefully decorated in neutral tones, is finished with wood panelling to dado level and has been fitted with a contemporary three piece white suite comprising of W.C., Wash hand basin and a free standing oval bath with claw feet and a central mixer tap with shower attachment. A large fully tiled, walk in shower enclosure with glazed screen has been fitted with a Burington shower fitted with a large fixed waterfall shower head and additional adjustable head. Chrome heated towel rail. Velux window. Xpelair.



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### UPPER HALL

Accessed from the rear hallway this area is currently utilised as a dressing area and is fitted with 2 large velux windows. Access hatch to eaves.

### GUEST BEDROOM

**5.86m x 3.42m (19`3" x 11`3") approx**

Enjoying superb south facing views over the surrounding countryside with two additional velux windows, this spacious and bright guest bedroom has been decorated and carpeted in neutral tones.

### EN SUITE SHOWER ROOM

**1.75m x 1.70m (5`9" x 5`7") approx**

Freshly presented and tiled to dado level this en suite shower room has been fitted with a modern two piece white suite together with a fully tiled corner shower enclosure fitted with a mains shower and glazed doors. Shaver point. Xpelair. Velux window.

### DOUBLE BEDROOM 3

**4.47m x 3.42m (14`8" x 11`3") approx**

This again is a generously proportioned double bedroom, decorated and carpeted in neutral tones with a large velux window.

### JACK & JILL BATHROOM

**3.22m x 2.36m (10`7" x 7`9") approx**

With access from both bedroom 3 and the upper hallway this luxurious family bathroom has been tastefully decorated and finished with laminate wood flooring and wood panelling to dado level and has been fitted with a contemporary three piece white suite comprising W.C, Wash hand basin and a free standing slipper style bath with chrome mixer tap and shower attachment and tiled splashbacks. Heated towel rail. Xpelair. Velux window.

### OUTSIDE

A gravelled driveway provides ample parking to the rear of the property and leads to the large double garage, with twin wooden doors, which is fitted with power and light and houses the central heating boiler and hot water tanks. Of particular note is the electric car charging point located to the front of the garage. Wood store. The extensive gardens which surround the property on three sides are mainly laid to lawn together with a paved patio area to the rear. The large wooden summer house with additional storage shed to the rear, is fitted with power and light and has a sheltered wooden patio area to the front, and may be purchased by separate negotiation.

### DIRECTIONS

From Inverurie, follow the B9001 signposted for Rothienorman and turn right at the sign for Oldmeldrum. Take first left at the unmarked crossroads and carry straight on up the hill, past the houses and there is a sign on the left for Hillhead of Daviot. Turn left here and continue up the hill where The Rowans is the first property within the development.

### VIEWING

By appointment, telephone 01467 671003 (Tough)

### Disclaimer

Whilst the foregoing particulars are believed to be correct, they are not guaranteed and do not form part of any contract. Prospective purchasers are required to satisfy themselves as to the correctness of the particulars.



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