




McEwan Fraser Legal

Solicitors & Estate Agents

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Hobseat Stablebrae

DURRIS, BANCHORY, AB31 6BD



LOCATION

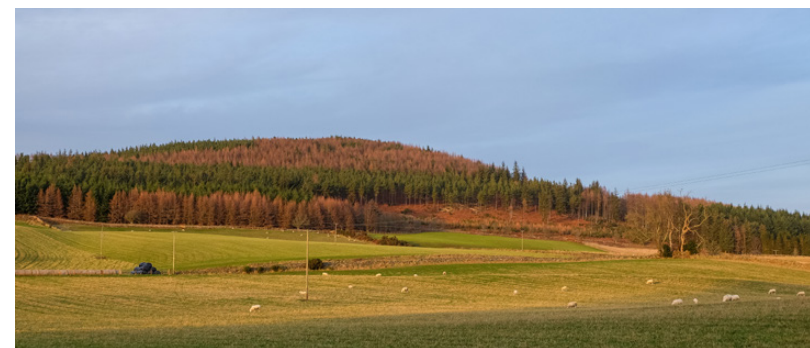
Enjoying a tranquil setting on the edge of woodlands on the outskirts of the picturesque hamlet of Durriss. This truly unique setting has an abundance of outside space and located a short drive from Banchory. The location has easy access to the new bypass and is within commuting distance of Aberdeen.

Durriss is situated approximately 7 miles from Banchory where there are Primary Schools at nearby Woodlands of Durriss, Drumoak and Crathes. Secondary education is catered for in Banchory and a school bus collects children from the road. Banchory is a popular town 18 miles west of Aberdeen. The town benefits from a wide range of recreational and sporting activities including two 18 hole golf courses, driving range, tennis courts, salmon and sea trout fishing, walking and mountain biking in the picturesque Royal Deeside and nearby Cairngorms National Park. Banchory also boasts many shops, restaurants and hotels making it a popular place for tourists and during the winter months skiing is available nearby at the Lecht and Glenshee. The town has a good public transport service making it an easy commute to Aberdeen and the fast-growing industrial sites at Kingwells and Westhill.

Aberdeen city provides all that one would expect from modern-day city living with first-class educational facilities, a multitude of shopping malls and local shops. There are pubs, restaurants, and eateries galore, with fantastic theatres and cinemas to enjoy. The city offers super Bus and Rail services with National and International flights being provided from Dyce Airport. The main East Coast Rail network operates from Aberdeen providing a link to central belt the South and beyond.



A beautiful four bedroom family home set on over an acre of beautiful garden grounds.



HOBSEAT STABLEBRAE

Hobseat is set in a beautiful mature plot and has the added benefit of full planning permission for a large triple detached garage which has the potential to convert to a residential home with the relevant planning consent. This beautiful detached 4 bedroom bungalow has been extended and upgraded over the years and provides comfortable modern living which offers flexible living space to suit various family needs. Full of quality fixtures and fittings with many please features which includes an impressive sunroom to the rear elevation.

Briefly, the accommodation comprises of: Entrance porch, main hall, large kitchen which is open plan to a formal dining area, main lounge with feature stove, an impressive sunroom which can be accessed from the dining room and lounge, family shower room, cloakroom/ WC, four double bedrooms one of which is currently being used as an office, the utility room completes the accommodation. The property benefits from excellent storage throughout and includes large loft storage space.

Outside, the garden grounds alone would be enough for many and offer an idyllic location to relax, entertain and for children and pets to play safely. There is a large lawn to the rear of the property and large mature specimen trees including Giant Sequoia. The driveway provides parking and turning space for several cars and leads up to the entrance. There is over an acre of grounds that is an oasis for wildlife, there is a variety of bushes, plants and shrubs and decorative borders stocked with a variety of seasonal plants. The property is further enhanced by hard landscaped areas, these include a raised decked area which together provides ideal areas for outside seating and entertaining, and to enjoy the stunning views of the surrounding countryside. There are ample sheds and a wood store that provide useful outside storage.

Key features:

- Impressive sunroom with stunning views over the surrounding countryside.
- Large outdoor living patio barbecue area.
- Over an acre of beautifully cared for garden grounds.
- Large family kitchen with open plan dining area.
- Main lounge with feature stove.
- Four double bedrooms.
- Engineered hardwood effect flooring in the main living areas.
- Located in a popular semi-rural location.
- Full planning for a triple garage with office, kitchen and toilet above (Potential to convert to further accommodation).

A super family home set in a stunning location, only by viewing will you fully appreciate this fine home and beautiful country location. Viewings are by appointment only.



KITCHEN,
DINING
ROOM &
UTILITY

LOUNGE & SUNROOM



BED 1



BED 2



BED 3



OFFICE/BED 4



BATHROOM



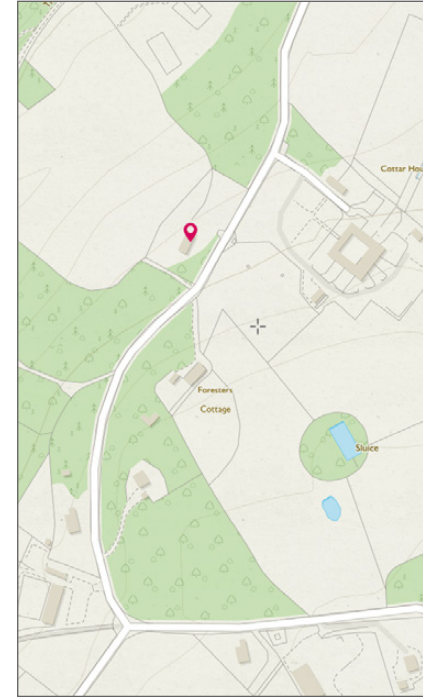
CLOAKROOM/ WC



BEDROOMS,
BATHROOM &
CLOAKROOM/
WC



SPECIFICATIONS



Approximate Dimensions (Taken from the widest point)

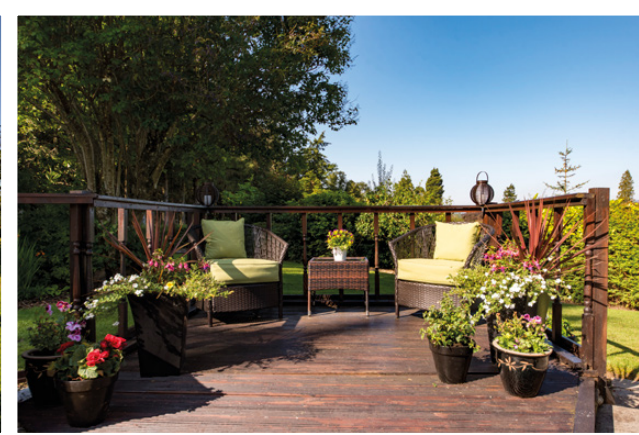
Dining Room & Kitchen	7.70m (25'3") x 3.50m (11'6")
Lounge	5.90m (19'4") x 4.10m (13'5")
Utility	2.50m (8'2") x 2.00m (6'7")
Sun Room	8.19m (26'10") x 3.90m (12'10")
Bedroom 1	5.10m (16'9") x 3.60m (11'10")
Bedroom 2	4.10m (13'5") x 3.50m (11'6")
Bedroom 3	4.10m (13'5") x 2.80m (9'2")
Office/ Bedroom	4 4.10m (13'5") x 2.40m (7'10")
Bathroom	2.40m (7'10") x 2.00m (6'7")

Cloakroom/ WC 1.70m (5'7") x 1.40m (4'7")

Gross internal floor area (m²) - 147m² | EPC Rating - E

Extras (Included in the sale) -

All fixed floor coverings and blinds are included in the sale, the property benefits from double glazing and central heating. Full plans for the garage is available on request. All white goods- Dishwasher, Washing Machine, Tumble dryer, Fridges and Freezer



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Text and description
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