

Plot 1 , An Tùr Mòr,  
Lethenty, Inverurie, AB51 0HU

Fixed Price  
£540,000

ASPC ref : 358551



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Council Tax Band **TBC**



Arrange a viewing

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(Oakbank Homes Limited)

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(Taggart, Meil, Mathers)

**Taggart, Meil, Mathers**

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Property features:



Central heating



Garage



Garden



New build



Dev.



Land



Parking

## Description

Enjoying a pleasant rural location in the prestigious An Tùr Mòr development, on the outskirts of the hamlet of Lethenty, close to the vibrant town of Inverurie, we are delighted to offer for sale what will on completion be a most impressive **NEW BUILD FIVE BEDROOM DETACHED DWELLINGHOUSE**. The ideally located property is to form part of a stunning exclusive development by Oakbank Homes of luxurious 4 and 5 bedroom properties.

The Taigh Mòr house type is a well-appointed property set to be finished to an exceptionally high standard throughout and will offer spacious living accommodation spanning two floors. The purchaser will have an input at an early stage in regards to kitchen design, sanitary ware and flooring ensuring a bespoke finish. Externally the property is to benefit from ample gardens

commanding breathtaking open views of the surrounding countryside. The property will benefit from a NHBC 10 Year Guarantee. Development brochure available on request direct from Oakbank Homes Ltd or selling agents.

Features worth particular note, amongst many, are:-

- Carefully designed high quality Hacker kitchen with Quartz worktops and NEFF integrated appliances. Purchaser will have choice of alternative kitchen designs from Drumoak Kitchens to the value of £20,000 within the purchase price, thereafter additional costs will be charged.
- Sanitary ware package to the value of £10,000. Purchaser will have choice of design from the developer's suppliers.
- Full height tiling to shower and bath enclosures and selected areas.
- Extensive integrated storage space throughout.
- Quality internal oak finished doors throughout.
- Hand crafted oak stairs featuring glass balustrades.
- Polished and satin chrome electrical fittings and recessed downlights throughout.
- Low energy light fittings with LED lamps to be installed throughout.
- Carbon monoxide and Smoke detectors throughout. Heat detectors in kitchen.
- Mechanical ventilation with heat recovery (MVHR) and lpg central heating system featuring NEST third generation smart controls.
- UPVC Grey woodgrain finished triple glazed windows.
- UPVC soffits, fascia and dormer fronts.
- Electric garage door with remote control operators and 2 handsets and wireless wall controls.
- Marshalls sandstone slab paths with granite chip surrounds with timber edging.
- Tarmac driveway with concrete kerbs.
- Turfed front garden and grass seeded rear garden with areas of trees and shrubs.

**The accommodation comprises: -**

**Ground Floor:** Porch, Hallway, Lounge, Kitchen Incorporating Family Area, Dining Room, Utility Room with walk in linen cupboard, Pantry, Double Bedroom (4), Cloakroom

**First Floor:** Master Bedroom with En Suite Shower room, Further Double Bedroom with En Suite Shower Room, Two Further Double Bedrooms, Family Bathroom

**Outside:** Gardens to front, Side and rear, Integral Double Garage

The property enjoys an idyllic, tranquil setting with magnificent open views over the surrounding countryside. Although reaping the benefits of a quiet rural location, it is conveniently located for commuting to both the City of Aberdeen and the closer prosperous and expanding town of Inverurie. Inverurie offers wide ranging amenities, including shops, schools, health centre, hotels, swimming pool, sports' centre and golf course.

**GENERAL FEATURES:** A property of high quality set in a stunning location.

**COUNCIL TAX:** To be assessed on completion.

## **Accommodation comprises**

### **GROUND FLOOR**

**PORCH:** Accessed via Composite front door with glass side panels. Integrated cloak cupboard. Glass paneled door leads to hallway.

**HALLWAY:** Welcoming and spacious hallway featuring galleried landing and 4 roof windows off which the majority of ground floor accommodation leads. Walk in storage cupboard offering excellent storage space.

**LOUNGE:** Spacious lounge on the rear aspect accessed via glass paneled door from hallway. Double windows to rear drawing ample natural light into room. TV point. SKY point. Telephone point. (4.09m x 4.85m)

**KITCHEN INCORPORATING FAMILY AREA:** Extensive sized fully fitted, modern and functional kitchen incorporating family area. Accessed via glass paneled doors from hallway. Range of high quality fitted Hacker units at low level with coordinating

quartz worktops and matching upstands and integrated NEFF appliances including gas hob, electric oven, combination micro/oven, cooker hood, fridge and dishwasher. Purchaser to have choice of design and layout from supplier brochures. Silgranit Blancosona sink and drainer unit with chrome mixer tap. Double windows overlooking front. Ample cupboard and drawer space. **FAMILY AREA:** On open plan with the kitchen. Ample room for dining table and chairs. Double windows overlooking rear. TV point. (4.10m x 7.72m)

**PANTRY:** Walk in pantry room with fitted units at high and low level matching those in kitchen featuring tall pullout cupboards and integrated NEFF freezer. Window to front. (2.15m x 2.65m)

**UTILITY ROOM:** Accessed via kitchen. Fitted units matching those in the kitchen at high and low level. Plumbed for washing machine and tumble dryer. Stainless steel sink and drainer unit with mixer tap. Window to rear. Walk in linen cupboard. Internal door to GARAGE. (2.15m x 2.97m)

**DINING ROOM:** Bright and airy dining room accessed from kitchen. Full width French doors to rear patio area ideal for outdoor dining. (3.52m x 3.28m)

**DOUBLE BEDROOM (4):** Spacious room which could be utilised as a bedroom, study/office or nursery. Double windows to front. Integrated wardrobe with hanging rail and shelf. (4.09m x 2.76m)

**CLOAKROOM:** High quality two piece white suite comprising wash hand basin and w.c. Purchaser to have choice of design from supplier brochures. Ladder style towel rail. (1.49m x 2.09m)

## FIRST FLOOR

An attractive hand crafted oak staircase with glass balustrades leads to the spacious upper hallway off which all rooms lead. Two walk in storage cupboards. Hatch to LOFT.

**MASTER BEDROOM (1):** Spacious double bedroom. Large dormer window to rear. Two integrated double wardrobes with mirror fronted sliding doors incorporating hanging rail and shelf. TV point. (4.09m x 4.74m)

**EN-SUITE SHOWER ROOM:** High quality three piece suite comprising w.c, wash hand basin and shower cubicle with chrome shower and open glass screens. Purchaser to have choice of design from supplier brochures. Wall tiling to shower area. Opaque window to side. Ladder style heated towel rail. Shaver socket. (1.75m x 2.98m)

**DOUBLE BEDROOM (2):** Further spacious double bedroom. Large dormer window to rear. Integrated wardrobe incorporating hanging rail and shelf. TV point. (4.09m x 4.09m)

**EN-SUITE SHOWER ROOM:** High quality three piece suite comprising w.c, wash hand basin and shower cubicle with chrome shower and open glass screens. Purchaser to have choice of design from supplier brochures. Wall tiling to shower area. Opaque window to front. Ladder style heated towel rail. Shaver socket. (2.69m x 2.35m)

**DOUBLE BEDROOM (3):** Good sized double bedroom with stunning full length windows overlooking the rear garden and providing breathtaking views of the surrounding countryside. Integrated wardrobe incorporating hanging rail and shelf. (3.52m x 3.38m)

**DOUBLE BEDROOM (5):** Further double bedroom with dormer window overlooking the rear garden. Integrated wardrobe incorporating hanging rail and shelf. (3.40m x 2.80m)

**FAMILY BATHROOM:** High quality fully fitted bathroom comprising w.c., wash hand basin, shower cubicle and bath. Purchaser to have choice of design from supplier brochures. Wall tiling to bath and shower areas. Ladder style radiator. Shaver socket. Inset ceiling spotlights. (4.09m x 2.38m)

## OUTSIDE

The front garden is laid to be lawn with an access pathway. Tarmac driveway gives access to integral garage. Feature courtesy lighting.

The rear garden is fully enclosed and will be laid to grass. Patio area for outside dining. Outside hot and cold water tap. Security lighting.

## DOUBLE GARAGE

Integral fully insulated and lined garage with up and over electric remote control double door. Double windows and door to rear garden. Fitted with light and power. (5.97m x 6.57m)

View this property on [aspc.co.uk](https://www.aspc.co.uk):

<https://www.aspc.co.uk/search/property/358551/Plot-1--An-Tur-Mor/Inverurie/>

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