

**Sabhal Mor,  
Muir Of Fowlis, Alford, AB33 8NY**

**Price Over  
£490,000**

ASPC ref : 359050

 7  3  5 334 m<sup>2</sup> EPC **C** Council Tax Band **G**



**Arrange a viewing**

 **07469 140530**

 **01467-629300**

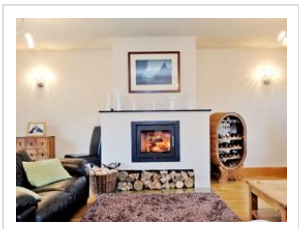
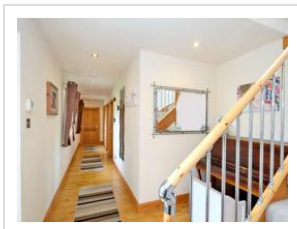
(Raeburn Christie Clark & Wallace)

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Property features:

 Central heating	 Garden	 Parking
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We are delighted to be marketing this outstanding **three public/seven bedroome/five bathroom detached converted steading** with plentiful parking, an enclosed front garden, raised deck and stunning views from every angle. The extremely spacious accommodation, with natural wood finishings, panel doors and a central sound system, also includes oil fired central heating with underfloor heating throughout the ground floor. The generously proportioned accommodation includes the long entrance hallway with several deep silled windows and engineered oak flooring which is carried through to most of the ground floor accommodation. The lounge/dining room includes four deep silled windows looking to open views and includes a wood burning stove set into the chimney breast with log store below. Space is provided for a large dining table. The luxury high gloss breakfasting kitchen includes double thickness solid wood work surfaces and a fabulous central island with breakfast bar, wine store and storage below. The utility room includes a walk-in airing cupboard and gives access to plentiful parking and the westerly facing patio with views. The spacious sun room at the end of the corridor includes deep silled windows on three sides and a glazed door onto the deck and the enclosed south westerly facing garden. The master bedroom includes a walk-in wardrobe and en suite shower room. The ground floor also includes bedroom six/fitness room, the family

bathroom and cloaks/w.c. The oak and stainless steel staircase gives access to the lengthy first floor landing with an abundance of storage cupboards and three windows which fill the area with natural light. There are two large double bedrooms with en suite facilities, three further bedrooms, all with stunning views and the family bathroom with separate shower cubicle. Outside, with surrounding open views, there is a driveway leading to the front garden and deck which is ideal for entertaining. The rear driveway with a low drystone dyke includes plentiful parking and a small patio area ideal for late evening entertaining. Viewing is highly recommended to appreciate this unique detached property with spectacular views.

Alford, a short drive away is a thriving village enjoying a host of excellent amenities with primary and secondary schooling and a new Community Campus providing a new nursery, new primary school, academy, swimming pool and community library. Additional recreation activities include a golf course, tennis, bowling, a dry ski slope and the Haughton Country Park. The village maintains a good range of shops, hotels, a library and health centre and is well placed for access to the Lecht ski resort as well as being within easy commuting distance of Westhill, Aberdeen, Dyce and Inverurie.

**Hallway:** Steps from the front deck and patio in the front garden lead to the main glazed door which gives access to the lengthy hallway with engineered oak flooring which is carried throughout most of the ground floor. Access is given to the lounge/dining, breakfasting kitchen, sun room, master bedroom with en suite, the family bathroom, bedroom six/fitness room and the cloakroom. Three deep silled windows overlook the garden. A stainless steel and oak staircase with carpeting gives access to the first floor bedroom accommodation. Two smoke alarms.

**Lounge/Dining:** 22'9" x 22'8" [6.90m x 6.90m] approx. With views to the hills, through the Georgian style door, this extremely spacious lounge/diner on open plan also includes engineered oak flooring and four deep silled windows which also look out to countryside views. The enclosed log burning stove is within the wide chimney breast and includes a wood store below. Space is provided for a large table and chairs. Two doors lead to the hallway and a door leads to the breakfasting kitchen. Triple light fittings with matching wall lights. TV and telephone connections as well as the central sound system speakers.

**Breakfasting Kitchen:** 18'0" x 11'7" [5.50m x 3.55m] approx. With open views of the countryside through two deep silled windows with the stainless steel sink below, this luxury fully fitted high gloss kitchen incorporates long double thickness oak work surfaces with attractive splashback tiling illuminated from above and an abundance of cabinets at high and low level which will include the electric hob, stainless steel hood, wall mounted oven, combi microwave, plate warmer and coffee machine. The integral dishwasher and the free standing American style fridge/freezer will be included. The central island/breakfast bar is a favourite gathering place with solid oak surface, wine store and storage below. Central sound system. Doors to utility room, lounge/dining and the hallway. Attractive floor tiling. TV and telephone connections.

**Utility Room:** 10'3" x 7'8" [3.10m x 2.36m] approx. This practical space, also with floor tiling includes a door to the second driveway, patio and parking area and a walk-in airing/storage cupboard containing the hot water tank. Long beech effect work surface with storage above and below. High built-in storage cupboard. Extractor fan.

**Sun Room:** 21'8" x 15'6" [6.61m x 4.73m] approx. This fabulous room, at the other end of the property, enjoys an extremely sunny aspect and has a gable end deep silled window to the south with breath taking views. French doors with a deep silled window adjacent lead to the raised deck which of course enjoys the stunning views.

**Master Bedroom:** 20'1" x 15'7" [6.12m x 4.75m] approx. at widest and longest. Spacious and bright master bedroom with wide windows looking to open views and two doors which lead into a large walk-in wardrobe with bespoke hanging and shelving space along with a light. Central sound system speakers. TV and telephone connections.

**En Suite:** 9'1" x 6'2" [2.78m x 1.91m] approx. Bright en suite with attractive floor tiling and a deep silled window which fills the room with morning sun and looks to the views. The white suite includes the w.c. and wash hand basin which are set within vanity storage units with shelf and fixed mirror above. The chrome ladder heated towel rail is opposite. The extra large shower with wet wall linings includes a mains Triton shower connection. Extractor fan.

**Bedroom 6/Fitness Room:** 12'0" x 11'8" [3.67m x 3.57m] approx. This versatile double bedroom, with wall to wall mirrored sliding door wardrobe accommodation, includes non slip flooring and magnificent views through two deep silled windows.

**Family Bathroom:** 11'9" x 9'8" [3.58m x 2.94m] approx. Spacious and elegant bathroom with attractive floor tiling and deep silled window looking to the views. The white w.c. and wash hand basin are set within wood effect vanity units with wall mounted fixed mirrors above. The corner Jacuzzi bath includes attractive tiling and has the chrome ladder heated towel rail opposite. Shaver point. Extractor fan.

**Cloaks/W.C.:** 5'1" [1.57m] approx. in length. This handy space, with recessed shelving, includes a white w.c. and wash hand basin with attractive tiling and fixed mirror above. Extractor fan and air vent.

**First Floor:** 31'6" [9.60m] approx. at longest. The oak and stainless steel staircase gives access to the first floor gallery style landing area which is ideal as a quiet space. There are three large recessed velux windows which fills this long L-shaped space with an abundance of natural light. There is an abundance of storage cupboards with three sets of double storage and three single storage cupboards some with

hanging and shelving space.

**Bedroom 2:** 24'11" x 14'0" [7.60m x 4.28m] approx. in total. This stunning and spacious room, with triple aspect includes two sets of velux windows in each combed ceiling which look out to open views. An additional deep silled gable end window also enjoys stunning views. Double built-in wardrobe containing hanging and shelving space.

**En Suite:** The en suite shower room, with attractive floor tiling includes the w.c. and wash hand basin which are set within vanity storage units below the deep silled velux window with views. The shower cubicle includes wet wall linings and a mains shower. Chrome ladder heated towel rail. Extractor fan.

**Bedroom 3:** 18'9" x 17'0" [5.70m x 5.18m] approx. in total. This is a lovely double bedroom also with two sets of velux windows looking to the views. Double built-in wardrobe accommodation.

**En Suite:** With attractive contrasting floor tiling, the white w.c. and wash hand basin are set within vanity units below the deep silled velux window. This room also incorporates a chrome ladder heated towel rail and shower cubicle with wet wall linings and a mains connection.

**Bedroom 4:** 14'1" x 12'4" [4.30m x 3.77m] approx. Attractive double bedroom, again with a deep silled velux window enjoying the views to the countryside and a walk-in wardrobe containing a light, hanging and shelving space.

**Bedroom 5:** 15'4" x 9'3" [4.69m x 2.82m] approx. This double bedroom is south westerly facing and overlooks the garden to views through two large velux windows.

**Bedroom 7/Study:** 10'2" x 7'2" [3.10m x 2.10m] approx. Versatile bedroom which is presently used as a study with a velux window ideal for the location of a desk below looking out to fabulous open views.

**Family Bathroom:** 11'2" x 7'2" [3.42m x 2.18m] approx. Elegant bathroom with two deep silled velux windows filling the room with natural light and a white w.c. and wash hand basin set below in vanity storage units. The bath, adjacent, includes a hand held shower attachment. The shower cubicle with wet wall is opposite. Attractive contrasting floor tiling. Shaver point. Chrome ladder heated towel rail.

**Parking:** There are two driveways into the property with parking areas on each. The driveway to the front leads to the utility area with metal shed and a gate which leads to the front garden laid to lawn with the elevated deck. The driveway to the rear provides parking for several vehicles and is laid to gravel.

**Gardens:** The property is set within a large plot and the front enclosed gardens which enjoy an extremely sunny aspect, include a large lawn, elevated deck and pathways to both the front door and the lounge/dining room. The garden at the lower level is bounded by a drystone dyke and the area to the rear of the property, where there is plentiful parking, includes a paved patio which is ideal for late evening barbecues.

**Directions:** Follow the A944 towards Alford, turning off before Whitehouse for Muir of Fowtis. Turn right and drive through the village, turning left for Towie. Continue for approx. 1½ miles along this road where Sabhal Mor is on the left hand side, just after the turning for Corse. Parking is on the second driveway.

**Notes:** Well water with a filtration system. Septic tank which is located beside the utility area. Oil fired central heating, with underfloor heating on the ground floor. Full double glazing. EPC=C. All carpets, curtains, blinds, light fittings, the electric hob, wall mounted oven, combination microwave, plate warmer and coffee maker as well as the integral dishwasher and wine cooler are included. The free standing American style fridge/freezer and the metal shed in the garden are also included.

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<https://www.aspc.co.uk/search/property/359050/Sabhal-Mor/Alford/>

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