

Leggat House,  
Keith Hall, Inverurie, AB51 0LX


Price Over  
£450,000

ASPC ref : 360207

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  303 m<sup>2</sup>
 EPC **E** Council Tax Band **G**



Arrange a viewing

 01467 670280 or  
07810 641597  
(Dr Wheatley)

**Fraser & Mulligan**

1 Carden Place  
Aberdeen  
AB10 1UT

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Property features:



Central heating



Garage



Garden



Parking

**Description**

Situated in the heart of the Grampian countryside and with spectacular views over the surrounding countryside, this south facing **DETACHED FIVE/SIX BEDROOMED DWELLING HOUSE** with **DETACHED DOUBLE GARAGE AND WORKSHOP** is set in approximately **TWO ACRES** and provides an ideal family home, combining stunning views and all the benefits of rural living with easy access to Inverurie, Dyce (airport) and Aberdeen. This superbly spacious property is presented in excellent order throughout and an outstanding feature undoubtedly is the open plan lounge/dining room with patio doors leading to the sun patio overlooking the panoramic views from the South-East to the West, with all windows on the West of the house looking out on Bennachie. An extendable awning provides shade over the patio doors and table.

The fully fitted dining kitchen with an ample range of limed oak effect units include the oven with ceramic hob, a large fridge/freezer set in an alcove and a multi-fuel range, all of which are included in the sale price. There is a comfortable family room with wood-burning stove, a study/office, a good-sized utility room with larder cupboard, and a W.C. by the back porch completing the accommodation on the ground floor. The spacious first floor includes a well-proportioned master bedroom with panoramic views and ensuite shower room, four further double bedrooms (two with ensuites), a child's bedroom/box

room, and a large family bathroom with quadrant bath. The property benefits from an LPG boiler powering the central heating radiators, hot water provided by a heat-exchanger hot water tank in the utility room and full double glazing. The fuel tank is subterranean. All carpets, some curtains and light fittings will be included in the sale price. The house is on mains water and has a septic tank.

There are extensive lawned gardens, which extend to approximately two acres and incorporate a variety of mature trees, many fruit-bearing, a herbaceous border, a vegetable garden and a divided meadow. A greenhouse is on the east aspect of the garden.

The electric wrought iron gates of the property lead into a large paved parking area in front of the house that also includes a carport. In all there is parking space here for up to 7 cars. The detached double garage has a concrete forecourt with space for a further 4 cars. It has 2 wooden up-and-over doors (one electrically operated). It includes a good sized workshop at its rear. The right-hand bay has a full-size staircase leading to the attic floor, fully equipped with power and light, that provides a reasonable office/studio space, beyond which is a storage area.

Viewing is essential to appreciate the wealth of accommodation and vistas on offer. Of particular note is that the present owner has introduced over the last 7-8 years many features that make this house very eco-friendly. Notably there are three wood-burning/multifuel devices in the kitchen, back family room and main lounge. The garage roof supports 20 square metres of photovoltaic cells (generating approx. one-third of electric consumption), and a heat-exchanger hot water tank in the utility room (panel on the outside wall facing West). As many electric lights have been changed to LED style, reducing the lighting bill in the last year by over 60%. The property has both small-holding and bed-and-breakfast potential.

Of particular note is the security of Leggat. Only very seldom does anyone pass this property walking, and vehicle access requires operation of the electronic gates. Security lights are present in the garage forecourt lighting the front gating; in the back-yard, and at the front door. The house has a TSD 402 system that fully alarms the property. The fences are all secure, making it safe for dogs and other animals in the grounds to move about freely.

Accommodation: Vestibule, Hall, Lounge/Dining Room, Dining Kitchen, Utility (with larder),

Study/Office. Family Room, WC

First Floor: Large landing, off which come: Master Bedroom with ensuite, four Double Bedrooms with ensuites in 2, a Bed/BoxRoom, and Family Bathroom

## Ground floor

**Vestibule** Hardwood front door with glass panels to side leads to entrance vestibule with double sliding doors to a cloaks cupboard, which houses the single-phase central heating boiler. This boiler heats the radiator system, which in in 2 phases, downstairs and upstairs. A cupboard on the other side contains the fuse boxes, alarm systems, and provides additional storage space. The electrics are on a three-phase system. Glass-paned door with side-panels leads into hallway.

**Hallway** The spacious and welcoming hallway with exposed stone wall on one side follows through to all ground floor accommodation with feature stairway to first floor. Deep understair cupboard provides good storage space.

**Lounge** (23'1 x 18' or 7.06m x 5.49m approx) This freshly presented and superbly spacious lounge/dining room has a south-facing aspect overlooking the panoramic views. Patio doors give access to the raised sun patio and garden, drawing ample natural light into the room year round, with additional window to the side overlooking Bennachie. A focal point of this well-proportioned room is the fireplace with a wood-burning stove on a granite hearth. TV and telephone points. The lounge is contiguous with the dining area (room) detailed below.

**Dining Area in Main Lounge** (21'1 x 11'7 or 6.42m x 3.54m approx) Spacious dining room on open-plan with lounge; it can also be accessed from the hallway and via the conservatory. Large windows flood the room with light and overlook the views. This room can easily accommodate a table and 8+ chairs for formal dining.

**Conservatory** (12'6 x 11'6 or 3.8 x 3.6m approx.) A south facing conservatory accessible through double door from dining area. White construction with tiled floor. Double door on its West face lead out to the sun patio. A ramp comes to the doors, providing access for wheel-chairs from the patio.

**Study/Office** (13' x 7'4 or 3.97m x 2.25m approx) This room with views over Bennachie is presently used as a study/office and can easily accommodate desks, bookshelves, which may be included in the sale price. There is broadband access and switchboard with two telephone lines.

**Family Room** (15'2 x 14'6 or 4.61m x 4.44m approx) Spacious and freshly presented room with deep-silled windows overlooking the driveway. A wood-burning stone is present. Some items of furniture may be available for sale by separate

negotiation. TV point.

**Dining Kitchen** (15'2 x 16'10 at widest or 4.63m x 5.14m approx) Glass-paned door to spacious dining kitchen overlooking views of Bennachie through tiled deep-silled window. There are an ample range of 'Crosby' wall, base and dresser units. A Warmster multifuel range provides additional heating and cooking facilities. The 'Indesit' cooker with ceramic hob fitted into the corner with feature cooker hood will be included in the sale price along with the dishwasher. A large fridge/freezer is attractively fitted into an alcove and can also be included in the sale if required. The dining table and chairs for informal dining easily accommodates 6 people. Stylish Amtico flooring. Glass-paned door to rear hallway with access to utility room and cloakroom/wc. Telephone.

**Utility Room** (9' x 8'4 or 2.75m x 2.54m approx) Good sized utility room incorporating worktop with stainless steel sink. The washing machine and tumble dryer herein can be included in the sale price. Deep cupboard (larder) with shelving and storage space for wine, etc. Carpet-tiled flooring throughout. Main hot water tank in utility room is fuelled by an exchange heater panel on the outside wall, boosted when necessary by an immersion.

**Cloakroom/wc** Cloakroom with deep-silled window to side comprising wc and wash hand basin with tiling to splashback. Tiled flooring.

**First Floor** Feature stairway leading to spacious landing and all bedroom accommodation with windows overlooking excellent outside views. All areas carpeted. Built-in linen cupboard.

**Master Bedroom** (16'7 x 12'8 or 5.04m x 3.85m approx) This well-proportioned, south-facing master bedroom enjoys uninterrupted views over the surrounding countryside. Two sets of fitted double wardrobes provide hanging and storage space. Telephone point. Door to ensuite shower room.

**Ensuite** Good sized shower room with window to side comprising wc, wash-hand basin fitted into vanity unit with cupboard and tiled top, fully tiled shower enclosure.

**Bedroom 2** (16'8 x 12'7 or 5.13m x 3.84m approx) South-facing, double bedroom with fitted double wardrobe containing hanging rail and shelves. TV and telephone points. Ensuite as detailed below.

**Ensuite** (8'3 x 9'7 or 2.51m x 2.94m approx) Formerly a medium-sized bedroom that has been fully converted into an ensuite for the second main bedroom. WC/wash basin unit, shower unit, and shelving cupboard.

**Bedroom 3** (12'6 x 10'9 or 3.85m x 3.27m approx) Bright, east-facing room with two windows to side and built in fitted double wardrobes providing hanging and storage space. This room has a small ensuite comprising a WC and wash-basin.

**Bedroom 4** (15' x 11'1 or 4.58m x 3.37m approx) Brightly decorated double bedroom with deep-silled window to rear, fitted double wardrobe providing hanging and storage space. Telephone point.

**Bedroom 5** (15' x 11'1 or 4.58m x 3.37m approx) Brightly decorated double bedroom with deep-silled window to rear, fitted double wardrobe providing hanging and storage space, a match to Bedroom 4 on the other side of the main bathroom. Telephone point.

**Child's bedroom/boxroom** (5'1 x 8'10 or 1.55m x 2.70m approx) Small room with window overlooking views to the West; presently used as a storage area/workroom.

**Bathroom** (10'4 x 8'9 or 3.17m x 2.68m approx) Extremely spacious family bathroom with window to rear, comprising wc and wash-hand basin unit, and a quadrant bath with overhead shower (glass screened). Heated towel-rail.

## Outside

**Double Garage** (overall dimension 28'0 x 18'0 or 8.5 x 5.5m)

The driveway directly in front of the garage is concrete based to hold 4 cars. The detached double garage has wooden metal-framed up-and-over doors (one electrically operated). A side door leads out into the paved backyard, and a covered walkway joins it to the back door. The right-hand bay has a full size staircase leading to the upper floor, while at the back of the ground floor there is a sizeable workshop (18'0 x 8') with two windows overlooking the views towards Bennachie. The upstairs is a studio/office conversion, behind which there is good storage space. The whole of the garage is served with power and light. On its roof are 10 pv panels (each 2 x 1 m), generating about one-third of the electricity consumption required per year. Either side of the garage are extensive covered units for storage of logs. A large shed with lean-to area is on the backyard. It has double doors and houses many tools and, inter alia, the Stiga lawnmower.

**Gardens** There are extensive well-maintained lawns to the front and side, which extend to approximately two acres and incorporate a variety of mature, mostly fruit-bearing, trees. To the front there is a large, raised sun patio with ornamental wall

and spectacular views overlooking the surrounding countryside (a huge panorama of the Eastern Grampians) and notably to Bennachie in the West. Beech hedging to the north side provides privacy and seclusion. There are herbaceous borders, a pond (approximately 10 m across) with established willow trees, and three prepared beds for shrubs, roses and soft-fruit. Outside water taps and power sockets are present. A greenhouse (lean-to style) is on the East boundary, and there is a long paved path with wrought iron railings leading down to the lower reaches of the garden where there is a small shed for tools. This area includes a vegetable garden, some raised beds, a loading area, and gates into a meadow divided into two sections by secure fencing. A chicken house is also found in these lower areas.

**Directions** From the centre of Inverurie, take the B993 to Whiterashes and proceed to Keithhall (1.2 miles). Leggat is situated on the right-hand side of the road with the three gables clearly visible on the straights before you enter the village proper. Driving North from Aberdeen on the B947 towards Old Meldrum, take a left turn as you enter Whiterashes on to the B993 and proceed 4 miles until you pass through Keithhall village. Leggat is the last house on the left as you leave the

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