

**New House, Plot 2, Kennerty Mill, Burnside Road,
Peterculter, Aberdeen, AB14 0LP**

**Price Over
£565,000**

ASPC ref : 366441

 4  2  2 187 m² Council Tax Band **TBC**



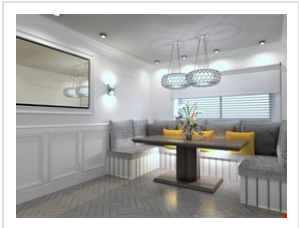
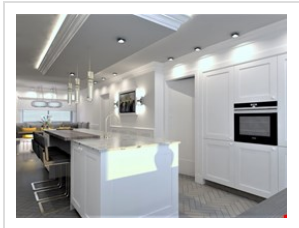
Arrange a viewing

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Property features:

- 
Central heating
- 
Garage
- 
Garden
- 
New build
- 
Parking

This property is a 4 bedroom detached home with single attached garage. The overall floor area is approximately 187 square meters, excluding single attached garage, approximately 206 square meters including garage.

The Ground Floor comprises, vestibule and cloakroom, impressive open plan kitchen/dining/sun lounge with separate utility room, lounge with den (office/snug). The First Floor comprises master bedroom with en-suite, 3 further bedrooms and family bathroom with bath and separate shower.

The high quality specification includes under floor heating on the ground floor, beautiful walnut internal doors, a bespoke Farrow & Ball painted kitchen which is made in Scotland and designed by award winning kitchen designer. Standard kitchen specification includes natural granite worktop, brass taps, Siemens oven and hob, integrated dishwasher and fridge freezer. Possible kitchen upgrade options include

granite worktops in utility, dining furniture (table and bench), solid wood breakfast bar, 2nd oven, boiling water tap, pull out drawers to pantry, painted wall panelling.

The bathroom specification includes Roca sanitary wear supplied by Granite City Plumbing. Wall hung toilets with chrome flush plates, vanity units, mirrors and chrome towel rails as standard. Possible upgrade options include rainfall shower heads, stone freestanding baths, larger shower trays or vanity units, full height tiling or wall panelling.

Floor coverings and turf in the rear garden are extra to contract. The front facade will be in a Fyfestone finish. The front external door specification is a composite glass panelled door, with matching garage roller door in charcoal grey. Option to upgrade to automatic garage door. External tap as standard.

Construction commenced April 2018 and expect to complete in the last quarter of the year.

Upon completion, closing date will be set.

Reservation fee of £1000 and deposit payable on conclusion of the missives. Upgrades and extras payable prior to handover.

View this property on aspc.co.uk:

<https://www.aspc.co.uk/search/property/366441/New-House-Plot-2-Kennerty-Mill--Burnside-Road/Aberdeen/>

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