

**Plot 8, Hallwood Park,**  
Midmar, Inverurie, AB51 7NE

Fixed Price  
**£480,000**

**Under offer**

 **5**  **3**  **4**   **285 m<sup>2</sup>** EPC **C** Council Tax Band **TBC**



**Contact Solicitor**

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**Features**  Garage  Garden

## Description

We are delighted to offer for sale this **Executive Five Bedroom Detached One And A Half Storey Dwelling House** constructed by Callan Homes with splendid panoramic views over the open countryside and Bennachie. The property has a superior quality finish with attention to detail apparent throughout and a carefully designed layout that provides a sense of space that every growing family needs. Oak veneered doors with Catullo chrome handles are fitted throughout while solid oak treads set off the glass panelled balustrade. Served by zoned oil central heating and double glazing, there is the addition of under tile heating in the Family/Kitchen areas, Utility Room, Bathroom and En-suites. Neutral decor is used throughout and brushed steel light switches are evident in all rooms. The extensive open plan Kitchen/Family Room gives a contemporary feel for a modern family living. Instantly appealing, the Nobilia Kitchen is fitted with a blend of satin grey gloss units and oak effect units with white Quartz work tops to complement. All integrated appliances are "Neff" which consist of a double oven, microwave, dishwasher and an American style fridge/freezer with water filter and ice maker and an induction hob with overhead stainless steel canopy which is housed within the

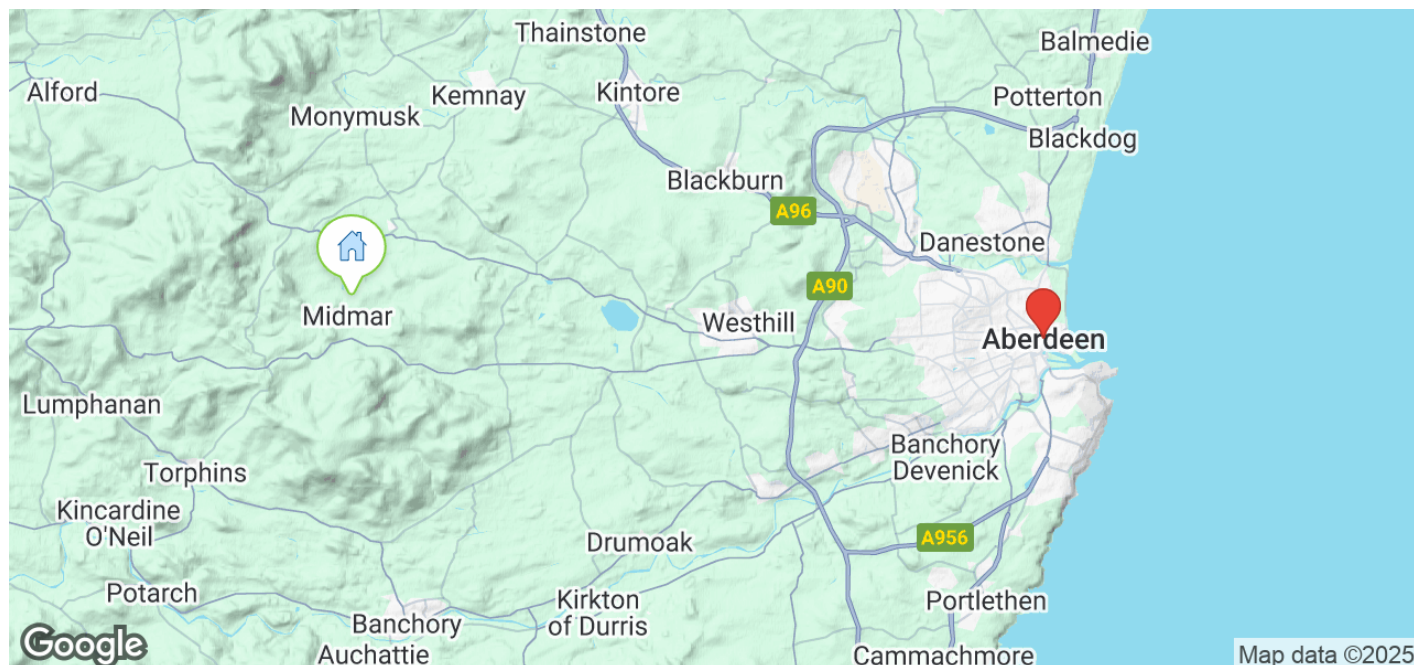
breakfast bar providing seating and storage. French doors lead out to the rear facing garden. These areas are finished with quality Italian floor tiles and carried through to the Nobilia laundry room fitted with various units and space for appliances. A spacious Cloakroom/Toilet equipped with a two piece suite lies adjacent. Access is provided to the Garage and rear garden. An exceptionally bright and airy Lounge features a large bay style window and a modern wood burning stove.

On the first floor there are five Double Bedrooms, all complete with excellent wardrobe space. Three of the bedrooms enjoy the luxury of en-suite facilities and two have the benefit of adjoining walk-in wardrobes. The Bathroom and En-suites all have wall to wall high gloss vanity storage units, large showers and a Mira deluge-head showers'.

**Location** - Midmar is a peaceful hamlet in beautiful Deeside having an ideal commuter location just 16 miles from the vibrant City of Aberdeen and also well placed for Banchory, Inverurie, and ideally located just 8 miles to the west of Westhill which offers an enviable range of community facilities including a shopping centre, health centre, and commercial park. Westhill is also known for its excellent lifestyle amenities such as the 18 hole golf course, swimming pool, hotels, and restaurants. In Midmar, there is a village Primary School and Hall catering for various clubs, organisations, and social events. The Treehouse Country Store and restaurant are nearby and outdoor pursuits including hillwalking, horse riding, fishing, golf, and ski-ing are readily available.

## Directions

From Aberdeen, take B9119 (Westhill/Alford Road) following the signs to Garlogie. Travel through Garlogie and straight through Echt for approx 3 miles passing The Treehouse (formerly Millers) and take a right beside the bus shelter signposted 'Corsindae and Midmar School'. Continue along passing the school and Hallwood Park is just ahead on the left as indicated by our 'For Sale' sign.



## Accommodation comprises

### (Ground Floor)

Vestibule 2.18m x 2m (7'2" x 6'7") approx.

Reception Hall 4.40m x 2.54m (14'5" x 8'4") approx.

Lounge 8.40m x 5.8m (27'6" x 19') approx.

Dining Room 4.75m x 3.5m (15'7" x 11'6") approx.

Kitchen/Family 8.40m x 5.39m (27'6" x 17'8") approx.

Home Office 1.96m x 1.55m (6'5" x 5'1") approx.

Utility Room 3.78m x 2.74m (12'5" x 9') approx.

WC 2.64m x 1.75m (8'8" x 5'8") approx.

### **(First Floor)**

Landing 5.74m x 0.97m (18'9" x 3'2") approx.

Master Bedroom 5.49m x 3.6m (18' x 11'10") approx.

En Suite 4.33m x 2.87m (14'2" x 9'5") approx.

Bedroom 1 3.86m x 3.05m (12'8" x 10') approx.

Bedroom 2 4.65m x 3.5m (15'3" x 11'6") approx.

En Suite 3.35m x 1.63m (11' x 5'4") approx.

Bedroom 3 4.65m x 3.5m (15'3" x 11'6") approx.

En Suite 3.53m x 1.63m (11'7" x 5'4") approx.

Bedroom 4 3.85m x 2.77m (12'7" x 9'1") approx.

Bathroom 3.85m x 2.68m (12'7" x 8'9") approx.

### **(Outside)**

There is a loc-bloc driveway, bordered with stonechip areas and a double integral garage. The rear garden is mainly laid to lawn and has colourful pulverised bark areas stocked with a variety of shrubs and plants.

You can enjoy quick, convenient access to the centre of Aberdeen with the International airport and National rail network. The business parks at Westhill and Kingswells are also within easy commuting distance.

### **PART EXCHANGE CONSIDERED**

**View this property here**

<https://www.aspc.co.uk/search/property/334488/Plot-8--Hallwood-Park/Inverurie/>

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