

The Giral, Collieston, Ellon, AB41 8SE

Price Over
£375,000

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  3
 
 268 m²
 EPC C
 Council Tax Band F



Contact Seller

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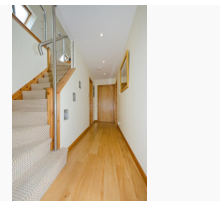
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Features



Garage



Garden

Description

We have pleasure in offering for sale this **attractive Architect designed converted former steading** situated in a rural location, with stunning views of the surrounding countryside and towards the coast. This unique property offers a superb range of comfortably proportioned accommodation, boasting four public rooms and four double bedrooms, and set within a large plot and courtyard area surrounding the former steading. Enjoying the benefits of an oil central heating system which supplies under floor heating at ground floor level and radiators to the first floor accommodation, uPVC double glazed windows and doors and further velux windows at first floor level. The property has been well maintained by the current owners, and fresh neutral décor is featured throughout, with mainly tiled flooring to ground floor accommodation while the first floor level enjoys the comforts of carpeting. Interior viewing is highly recommended to appreciate this truly unique property, which affords fabulous entertaining spaces throughout, including the grounds surrounding the property.

An uPVC glass panelled entrance door leads into the generously sized entrance vestibule, giving access to the light and airy Hall. Charming Lounge situated to the front of the property and boasting full height cathedral style windows and a large wood burning stove. Overlooking the courtyard is the

smart Kitchen equipped with an extensive range of cabinets and worktops, and providing ample space for dining and relaxing. The Dining Kitchen is accessed by a Link Hall which also provides a delightful space for relaxing all year round. Situated on the ground floor are three Double Bedrooms, one of which is currently used as an office, and two of which have the benefits of built-in wardrobe space. The Bedroom accessed from the Link Hall enjoys the comfort of an En-suite Bathroom. Further Shower Room fitted with a two piece white suite, and a useful good sized Utility Room. A carpeted turned staircase leads up to the first floor accommodation comprising; bright Sitting Room, which also gives access into the Gallery Room with stainless steel balcony overlooking the Lounge below and providing lovely countryside views. A large Master Bedroom with built-in wardrobe space and an En-suite Shower Room is also situated at first floor level, and also gives access into a further generously sized room ideal as a Study or Store Room.

LOCALITY: The property is situated in a lovely rural location with stunning open views across the surrounding countryside and towards the coast. The property is situated 300 yards away from a bus route, along the Newburgh to Cruden Bay road, and close by is Slains Primary School and the Forvie Nature Reserve. Located a short distance from the nearest village, approximately 1.5 miles away is Collieston, a picturesque village with a sheltered beach harbour. Also close by is the popular coastal village, Newburgh, which is ideally situated for commuting to Bridge of Don, Aberdeen, Dyce and Ellon only 5 miles away, and it is well served by many recreational facilities. Ellon is a popular and thriving town which is located to the north of Aberdeen, which is readily accessible by car or public transport. A wide and varied range of local amenities is on offer within the town, including, supermarkets and local shops, sporting, leisure and recreational pursuits, Health Centre, Community Centre, and 18-hole golf course. Excellent road links allow easy access to the oil related offices at Dyce and Bridge of Don, as well as Aberdeen International Airport, ensuring this to be the ideal commuter base.

ACCOMMODATION

GROUND FLOOR

ENTRANCE VESTIBULE: 10'1" x 5'4" approx. Entered via a uPVC glass panelled entrance door, with side panels into a generously sized vestibule area.

HALLWAY: Light and airy Hall giving access to most of the ground floor accommodation, through ash wood interior doors, some with glass panels. Oak wood flooring. Full height window overlooking the courtyard area. Spotlights.

LOUNGE: 18'1" x 15'4" approx. Charming Lounge with windows on three aspects and an uPVC glass panelled door out to the courtyard area. This room is enhanced by superb full height cathedral style windows with a large wood burning stove set on a stone hearth, creating an attractive focal point to the room. All windows fitted with blinds. Wall mounted TV. Spotlights and downlighters.

BEDROOM 3: 14'11" x 11'3" approx. Comfortably proportioned and bright Double Bedroom enjoying a uPVC patio door out to the garden grounds and further window with deep window ledge. Ample space for a range of free standing storage furniture. Wall mounted TV. Access into the Utility Room. Spotlights.

UTILITY ROOM: 11'3" x 5'7" approx. Useful good sized Utility Room with a range of beech wood base and wall units with laminate worktops, and equipped with Hoover washing machine and stainless steel sink with drainer. Eurostar trianco boiler. Meter cupboard housing the fuse box. Strip lighting. uPVC door out to the garden. Large under stair storage area with light and tiled flooring, and housing the tumble dryer.

SHOWER ROOM: 3'10" x 3'6" approx. Fitted with a two piece white suite comprising; small wall mounted wash hand basin with splashback and mirror above, wc and shower cubicle with full wall

aqua panelling. Upright towel rail. Built-in shelved storage cupboard. Dome light fitting.

OFFICE/BEDROOM 2: 15'5" x 10'8" approx. Spacious Double Bedroom, currently used as an office. Large window dressed with curtain on rail. Benefits from a built-in wardrobe providing hanging and shelving space. Feature fluorescent lighting.

BEDROOM 4: 13'6" x 10'11" approx. Large Double Bedroom situated to the rear of the property, with two windows both dressed with venetian blinds. Built-in wardrobe space accessed by sliding wooden doors, and providing hanging and shelving space. Further built-in cupboard providing further wardrobe space.

EN-SUITE BATHROOM: 8'9" x 5'2" approx. Bathroom accessed both from Bedroom 4 and the Link Hall. Fitted with a three piece white Ideal standard suite comprising; wash hand basin set within a beech wood vanity unit with storage cabinets beneath and white tiled splashback, wc with concealed cistern and bath with chrome mixer taps and shower head, full wall aqua panelling and shower curtain fitted on rail. Upright towel rail. Dome light fitting.

LINK HALL: 9'6" x 7'10" approx. The Link Hall is accessed through an ash wood glass panelled interior door, and gives access to Bedroom 4 with En-suite Bathroom and the large Dining Kitchen. This bright Hallway is currently utilised as a sitting area, with two full height double windows, and double French doors out to a small patio area within the courtyard. A delightful space which can be fully enjoyed year round. Spotlights. Smoke detector.

DINING KITCHEN: 23'6" x 12'4" approx. Instantly appealing and spacious Kitchen fitted with an extensive range of smart grey gloss base and wall units with chrome handles, co-ordinating laminate worktops, tiled splashbacks and brushed chrome sockets and switches, and fully equipped with a Hotpoint induction hob, oven and stylish extractor hood above, Bosch dishwasher, large Samsung fridge/freezer and stainless steel sink with drainer. This room boasts a great entertaining space with ample space for dining and relaxing. uPVC door leads out to a small raised decking area within the courtyard and provides an ideal alfresco dining area. Further front facing window dressed with co-ordinating curtains on wooden rail. Wall mounted TV and electric coal effect fire place below. Spotlights and two light fittings with stainless steel shades.

FIRST FLOOR

SITTING ROOM: 27'5" x 11'5" approx. Turned carpeted staircase with stainless steel banister leads up to the spacious Sitting Room. This bright room is an ideal space for relaxing, with lovely countryside views from all aspects, with three velux windows with deep window ledges, and further small window to the rear of the room. Walkway leading to the Master Bedroom, with two alcoves either side providing storage with downlighters. TV point. Spotlights. Smoke detector.

GALLERY ROOM: 15'5" x 11'4" approx. Access from the Sitting Room into the superb Gallery Room with stainless steel balcony overlooking the Lounge area below, providing stunning open views of the surrounding countryside through the cathedral style windows. This bright room is further enhanced with three velux windows with deep window ledges.

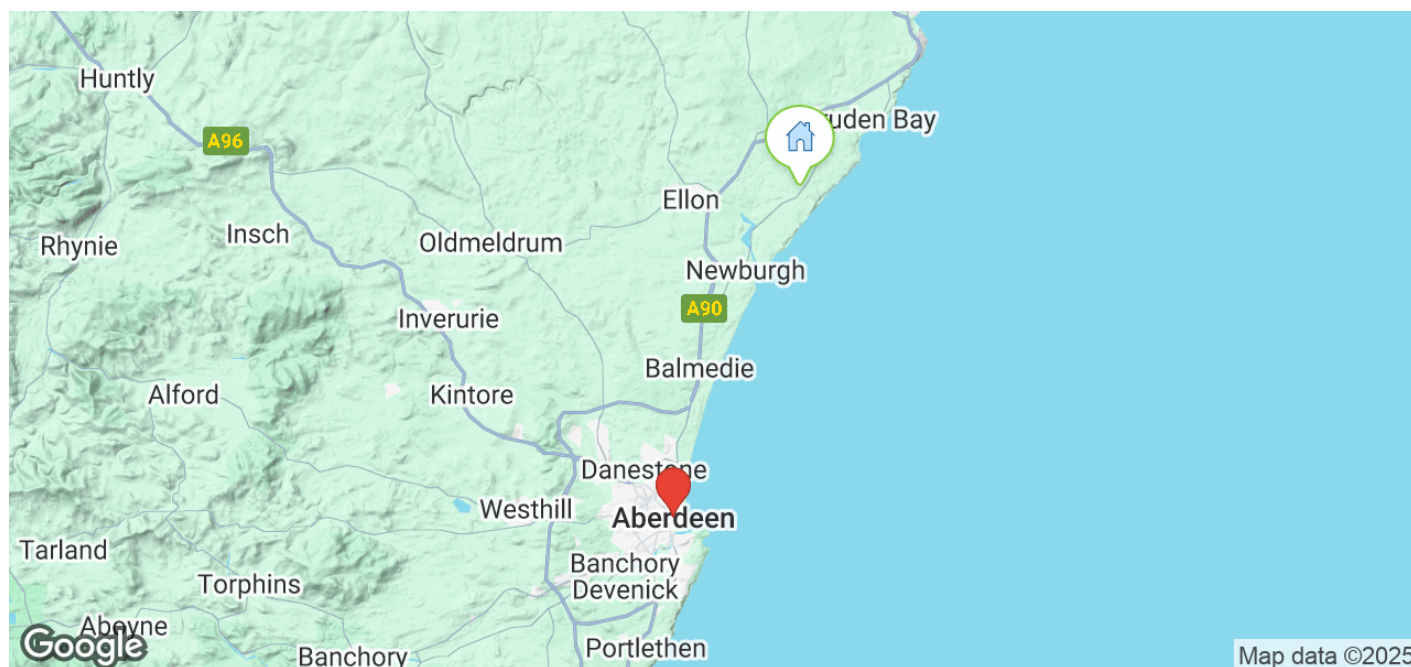
MASTER BEDROOM: 22'4" x 11'11" approx. Bright and airy Master Bedroom, featuring two velux windows to the rear and a further front facing dormer window dressed with curtain on rail. This spacious Double Bedroom has ample space for a range of free standing storage furniture, and also benefits from large built-in wardrobes with sliding wooden doors, providing excellent hanging and shelving space. Further low level built-in storage cupboard. Wardrobes and En-Suite Shower Room are situated within a corridor to further large room, with small front facing velux window. Spotlights.

EN-SUITE SHOWER ROOM: 8'5" x 5'3" approx. Large En-Suite Shower Room fitted with an white Ideal Standard wash hand basin set within a beech wood vanity unit providing extensive built-in storage cupboards and splashback aqua panelling, wc with concealed cistern and shower cubicle with full wall aqua-panelling and glass door. Tiled flooring. Upright towel rail. Velux window. Dome light fitting.

STUDY/STORE ROOM: 26'5" x 11'5" approx. Accessed from corridor through Master Bedroom, into a generously sized room ideal as a study or store room. Two front facing velux windows and large window to the end of the room, flooding this room with ample natural light. Loft hatch.

OUTSIDE: The property is situated on a large plot, fully enclosed with fencing and timber gate into the property. A chipped stone driveway from the access road leads into the walled courtyard area providing parking for several cars. Single garage with light and door out to rear. Grassed grounds to the front and side of property, with some mature trees. Raised decking area accessed from the Dining Kitchen within the courtyard area.

DIRECTIONS: From Aberdeen travel out along the A90 towards Ellon. Take a right onto the A975 Newburgh to Cruden Bay road. Continue along this road, passing through Newburgh, and continue on to Slains. At the crossroads at Slains School, turn right. Continue along this road to the top of the hill and take a left. The property is then situated a short distance on the right hand side.



View this property here

<https://www.aspc.co.uk/search/property/358516/The-Girnal/Ellon/>

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