

Galbraith



CRAIGSHANNOCH

OVER TOCHER, MEIKLE WARTLE, INVERURIE, ABERDEENSHIRE



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Contemporary & energy efficient 4 bedroom detached family home in a quiet countryside location.

Insch 6 miles ■ Inverurie 7 miles ■ Aberdeen 26 miles

- 3 reception rooms. 4 bedrooms
- Beautiful vaulted garden room
- Open plan kitchen, sitting & dining room
- High Specification & energy efficient
- Large sheltered garden & patio
- Quiet countryside location



Galbraith

Aberdeen
01224 860710
aberdeen@galbraithgroup.com

OnTheMarket

SITUATION

The subjects lie in a small cluster of houses in the Aberdeenshire countryside. Inverurie is located some 7 miles from the property and offers a wealth of amenities including excellent shopping facilities, health centre, hotels, swimming pool, sports centre and golf course. Primary school education is believed to be provided at nearby Rayne North School whilst secondary education is believed to be at either Inverurie or Oldmeldrum.

The centre of Aberdeen approximately 24 miles provides all the leisure, recreational and entertainment facilities expected from a city. It also provides good transport links with a mainline railway station and is host to an airport providing both domestic and international flights.

DESCRIPTION

Sat in a cluster of executive homes in rural Aberdeenshire, we offer for sale this brand-new architect designed luxury home. Of a contemporary style and completed to a high specification, this family home is energy efficient and has been designed for modern living and family life. This home features a layout thoughtfully created to suit a growing family, and the design sympathises with its countryside setting whilst maximising natural light, views and space. The combination of stone, slate, render and larch cladding complements the clean architectural lines while large glass features enhance the bright & expansive living spaces. All kitchens and bathrooms are from Laing's of Inverurie.



The larch clad canopy with a corrugated steel roof offers a functional entrance that is both practical and stylish. The main entrance hall has the stairs leading to first floor and leads through to the main open plan living space. The contemporary 'Laing's of Inverurie' luxury kitchen includes a large island which defines the kitchen from the family sitting & dining area. Perfectly placed windows capture the surrounding countryside, and this space can be utilised in a way to suit every family. Continue through to the stunning garden room, with vaulted ceiling and doors opening out the gardens, whilst the snug could also be used as a playroom or home office. From the kitchen there is also a useful utility room and plant room. Also on the ground floor is a spacious double bedroom and shower room.

On the first floor you have a master bedroom with built in wardrobes and en-suite shower room. Bedroom two and bedroom 3 are equally spacious and completing the accommodation is the main family bathroom with free standing bath.

ACCOMMODATION

Ground Floor: Entrance hall, open plan kitchen / sitting & dining room, garden room & snug / home office. Bedroom 4, shower room and utility room.

First Floor: Master bedroom with ensuite shower room, bedroom 2, bedroom 3 & Bathroom.

GARDEN GROUNDS

Surrounded by the beautiful Aberdeenshire countryside and enjoying the open views, this garden is generous in size, mostly laid to lawn and has a sheltered patio accessed from the garden room. A private driveway provides ample parking space, with the option to add a single garage.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
Private	Mains	Septic Tank	Freehold	Air Source Heat Pump	To be determined	To be determined

Mechanical Ventilation with Heat Recovery & Solar Panels

DIRECTIONS

From Inverurie take the B9001 Rothienorman road for approximately 5 miles and on reaching Drum of Wartle, turn left. Follow this road for some time and turn left as sign posted Pots of Rayne. Turn first left and the development is located ahead on the left-hand side.

POST CODE

AB51 5DE





WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///blesses.fluid.thumb

VIEWINGS

Strictly by appointment with the Selling Agents.

ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

Failure to provide required identification may result in an offer not being considered.

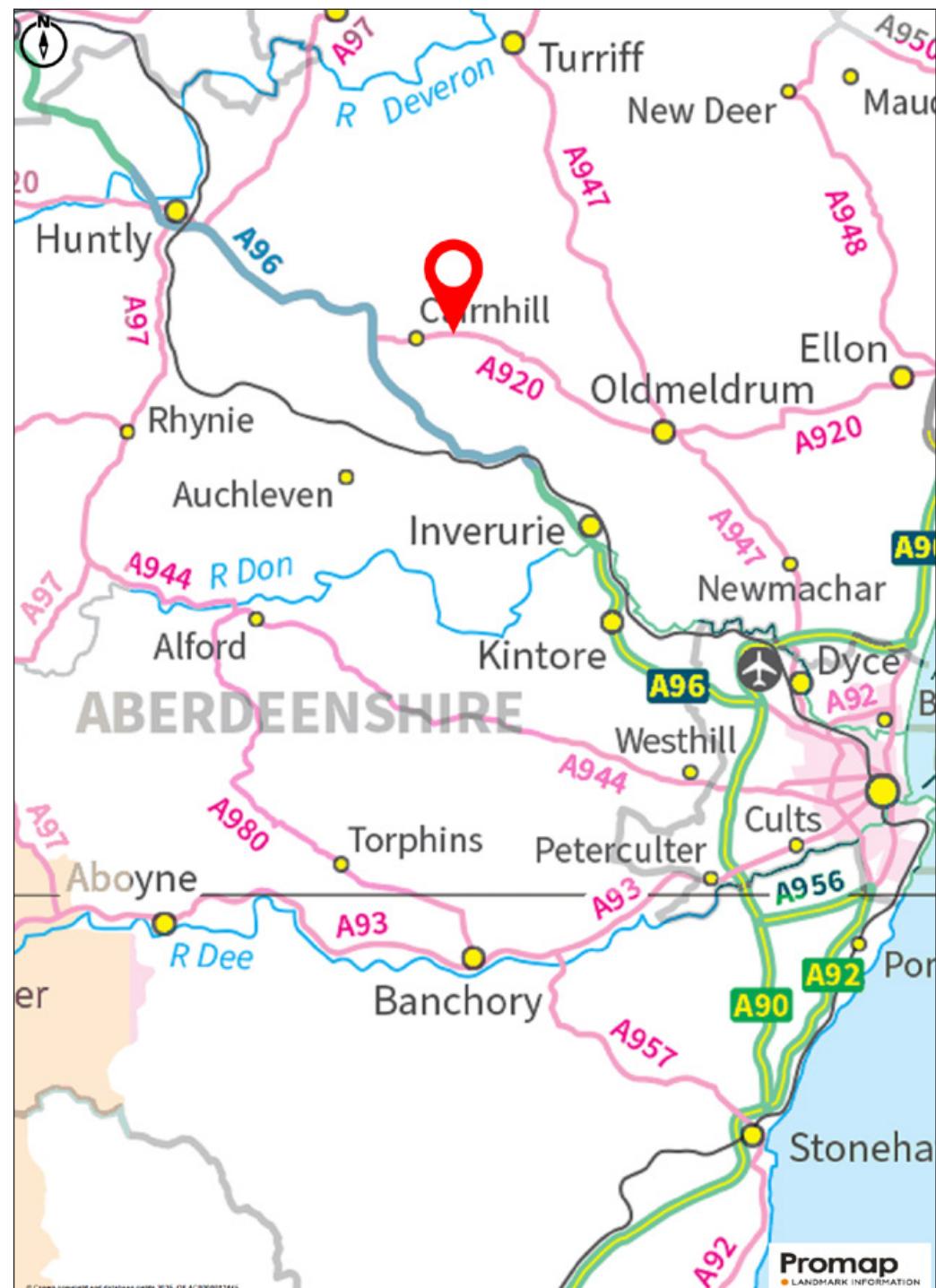
HEALTH & SAFETY

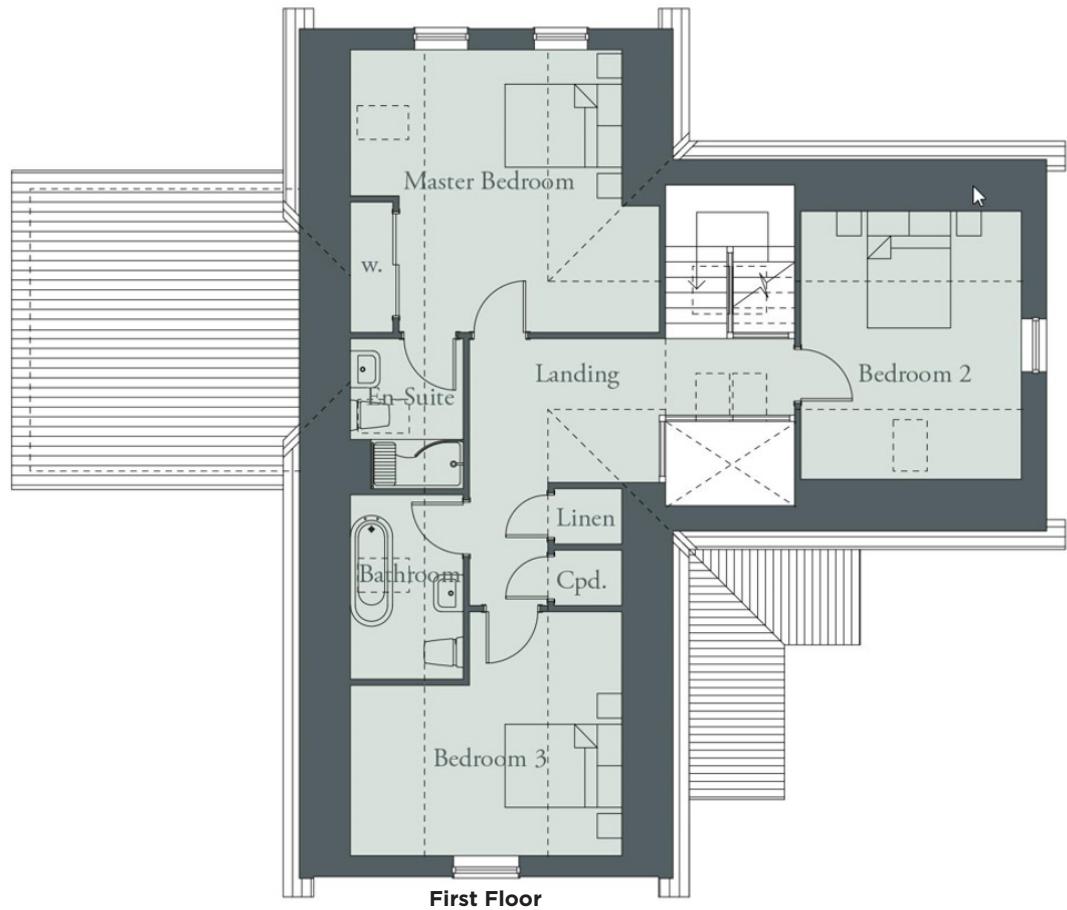
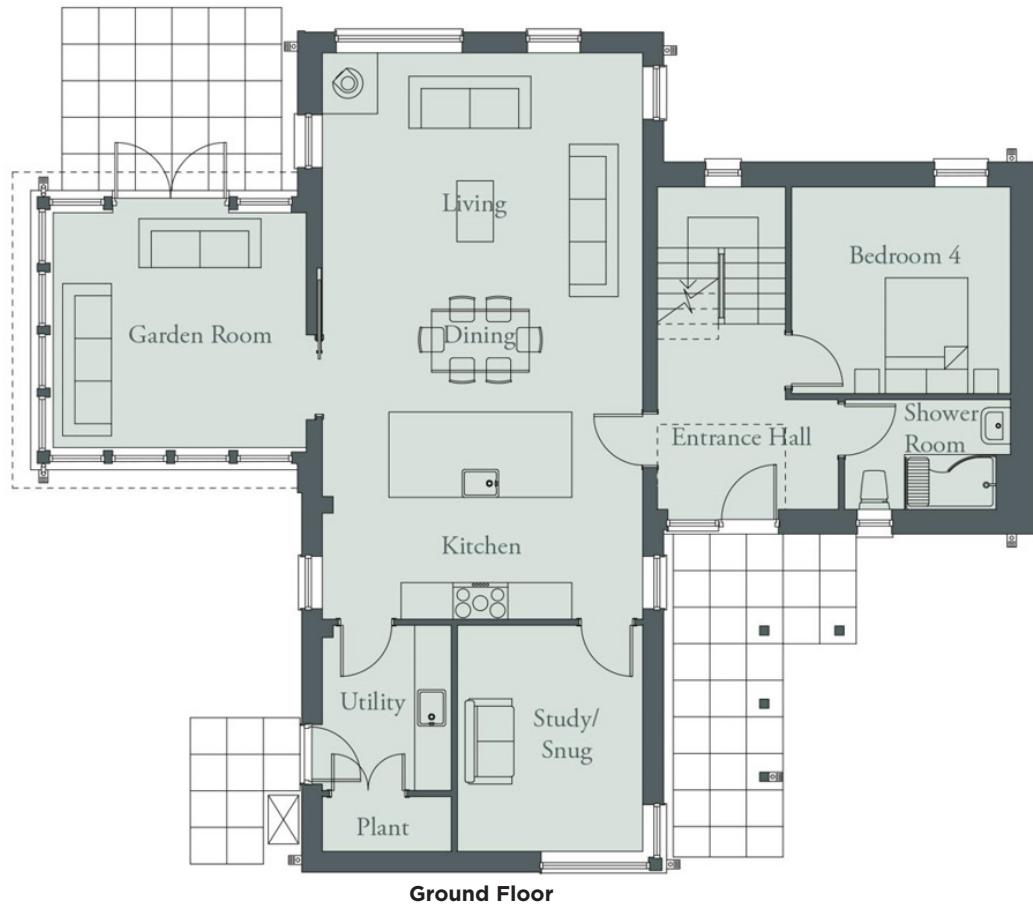
Appropriate caution should be always exercised during inspection particularly in reference to any livestock present and working machinery and equipment on the property.



IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in July 2025.







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