



IMPRESSIVE DETACHED FORMER STEADING

WEST STEADING
BLACKCHAMBERS
WESTHILL, AB32 7BU

ENTRANCE VESTIBULE
RECEPTION HALL
CLOAKROOM
LOUNGE
DINING/FAMILY RM
SITTING/TV/GAMES RM
DINING KITCHEN & UTILITY RM
MASTER BEDROOM/EN-SUITE
GUEST BEDROOM/EN-SUITE
3 FURTHER DOUBLE BEDROOMS
FAMILY BATHROOM
DOUBLE GARAGE
OIL CH/DG/INTRUDER ALARM
GARDENS & DRIVEWAY



**GAVIN BAIN
& COMPANY**
Solicitors & Estate Agents



Offers Over

£525,000

We have pleasure in offering for sale this impressive, detached former steading which is located in a picturesque and tranquil rural community, set within approximately an acre of beautifully landscaped grounds. This L-shaped, granite property has been thoughtfully designed over three levels and offers an exceptional level of versatile, family-sized accommodation. Enjoying a particularly light and airy ambience throughout, with uninterrupted open views of the surrounding countryside from most windows, this well presented home benefits from oil fired central heating, double glazed windows, and a double garage. Also, there are generous storage facilities throughout, with built-in wardrobes in all bedrooms, and additional sockets with USB ports have been added to key areas around the home. The décor throughout is displayed in neutral colours, complemented by rustic ceiling beams in many rooms, and a combination of practical floor coverings and co-ordinating window dressings, which will be included in the sale together with all light fittings and integrated appliances in the kitchen. Access to the steading is via a tarmac driveway shared with a neighbouring property. The bright entrance vestibule opens into an instantly appealing, split-level reception hall which is central to the home. Located on the entrance level is a convenient cloakroom/toilet; a superbly appointed dining kitchen, which boasts an array of cathedral style, oak fronted cabinets and quality integrated appliances, with adjacent utility room which provides direct access to the rear garden; and a well proportioned dining/family room, with a glazed door opening onto the south facing patio at the front. A wide, carpeted staircase with fixed handrails descends to the lower ground floor rooms where there is a comfortable, formal lounge with striking brick fireplace incorporating a fully functional fire which offers a pleasing focal point. The main bedroom wing comprises a spacious master bedroom with en-suite bathroom; two further good sized double bedrooms; and a family bathroom fitted with 3-piece suite, separate shower enclosure, and vanity unit. An open-tread, turned staircase ascends to the first floor's bright galleried landing which offers a quiet study/relaxation space with bench seating/built-in storage along one wall. The rooms on this floor represent ideal guest/teenager accommodation, and comprise: large sitting/TV/games room, adjoining a guest bedroom with en-suite bathroom; and a charming double bedroom with south facing aspect. This splendid home enjoys the "best of both worlds": a peaceful rural setting, which is within easy access of a wealth of amenities and Aberdeen City itself, and interior viewing is a must to fully appreciate its appeal.



LOCALITY

Blackchambers is a picturesque community lying approximately 4 miles from Westhill and 3 miles from Blackburn, with Inverurie also easily accessible, areas which offer a wide range of amenities to include a wide choice of independent shops and supermarkets, sport and leisure facilities such as golf courses and a swimming pool, a health centre, train station, and excellent road links to Aberdeen City. Conveniently located for easy access to Aberdeen International Airport and the business parks at Kingswells, Westhill and Dyce, nursery and primary education is available at nearby Skene, Blackburn or Westhill, whilst secondary education is catered for at Westhill Academy.

OUTSIDE

The property is set within approximately 1 acre of beautifully landscaped grounds which are predominantly laid to lawn and surrounded by deep borders which host an abundance of established conifers and trees, as well as a variety of mature flowering shrubs which display a blanket of year-round colour. There is also a productive vegetable patch, fruit bearing trees, and composting area. At the front, a south facing patio is perfectly situated to enjoy the breath-taking scenery and fabulous open views of the surrounding countryside, whilst there is a further sheltered patio at the rear. There is ample surface parking on the driveway at the front, as well as at the rear of the property. Two water taps. Outside lighting. Oil tank. Septic tank.

GARAGE

Detached from and located to the rear of the home, the double car garage has two electric powered roller front doors operated by remote key fobs, eaves storage space, and is fitted with power and light.

DIRECTIONS

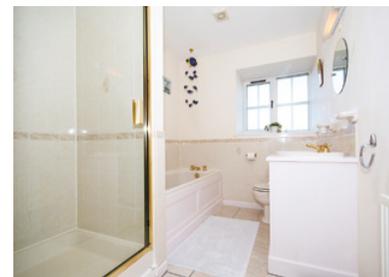
Travel to Westhill via A944 and exit off the roundabout onto Westhill Drive. Travel up the hill and out of Westhill to the T-junction where turn left and travel for approx. 0.5 mile. Turn right where signposted "Auchronie" and travel along this road for approx. 1.5 miles to another T-junction where turn right. Travel for approx. 0.7 mile and the shared entrance driveway to West Steading is on the right hand side of the road, clearly identifiable by our "For Sale" board.

VIEWING

Tel 07740 509274

Disclaimer

Whilst the foregoing particulars are believed to be correct, they are not guaranteed and do not form part of any contract. Prospective purchasers are required to satisfy themselves as to the correctness of the particulars.



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