



BEECHWOOD HOUSE

1 ORCHARD GROVE, KINELLAR, ABERDEENSHIRE



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Executive five bedroom detached family home with sun lounge and double garage

Blackburn 0.6 Miles ■ Inverurie 7.6 Miles
Dyce International Airport 6.1 Miles ■ Aberdeen 9.3 miles

Acreage 0.55 acres

- 3 reception rooms. 5 bedrooms
- Private and secluded location
- Executive family home with versatile rooms
- Beautifully presented throughout
- Close to a wealth of local amenities
- Rear gardens and double garage

Galbraith

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 OnTheMarket





SITUATION

Blackburn is a quiet village only 9 miles North West of Aberdeen city and is surrounded by beautiful countryside. Dyce, Bridge of Don and Aberdeen airport are easily accessible with regular public transport readily available, within the village there is a Primary school, local shop, sports and leisure hall. The village also enjoys a pre-school nursery, hotel/pub and pharmacy. Inverurie (around 6 miles away), an expanding and prosperous town situated in the valley of the River Don, has good road and rail links to the north and south including to Aberdeen, Dyce, Huntly and Inverness. There is an excellent health centre, which is integral to the local hospital, several large supermarkets, an M&S Simply Food store, a swimming pool and community centre nearby as well as golf, tennis and bowling. Hillwalking is a popular activity, with many routes available including at the popular Hill of Bennachie. With the Aberdeen Western Peripheral Route providing improved travel in and around Aberdeen and a quicker and more direct route south to Dundee and beyond. The international airport offers regular flights to London and other UK and European cities. There are regular train services from Aberdeen, including a sleeper to King's Cross, London. The recently opened Kintore railway station (3.7 miles) incorporating numerous EV charging points is approximately 5 minutes and offers a convenient park and ride option for the city centre. Aberdeen provides all the services of a major city, including business, leisure and health facilities, theatres and cinemas, restaurants and a wide range of shopping. There is private schooling including Robert Gordon's School, St Margaret's, and Albyn School as well as the International School at Pitfodels. There are two universities and two colleges of further education.

DESCRIPTION

Beechwood House is a beautiful executive property finished to a high standard with many noteworthy and interesting features. The decoration is fresh and tasteful with Farrow & Ball paint used throughout. Co-ordinating flooring a mixture of high quality engineered wood flooring, ceramic tiling, and carpet creating a subtle yet sophisticated look throughout. The entrance hall

is instantly appealing with neutral decor, quality carpeting and stylish doors. The staircase with hardwood balustrade and carpet leads to the upper floor. Located off the hall is a cloakroom with wc and wall hung wash hand basin. The lounge has a front aspect and provides an elegant space for relaxing or entertaining. A fire place creates a lovely focal point for the room. The versatility of the rooms is impressive, double doors lead through to an expansive dining room with wood flooring which in turn leads to the rear sun room. The flow of the rooms allows for any growing family to relax, entertain or enjoy private or formal spaces as desired. The sun room is a most special room which really allows that inside/ outside feeling to be maximised with views to the greenery of the garden in full display. The kitchen area is fitted with a range of high quality units with co-ordinating work tops and Neff integrated appliances. The whole area has neutral decoration and wood flooring to provide a light and airy, yet family friendly ambience throughout. A separate utility room is located off of the kitchen and boasts fitted storage, space for laundry appliances and doors leading to the garden and integral garage. On the upper level, the galleried landing leads to the master bedroom suite. Featuring a dressing room, and study as you approach this, there is also a luxurious en suite comprising of a wide shower enclosure and a separate Jacuzzi bath. Two further double bedrooms, one with a front aspect and the other overlooking the rear garden boast dressing rooms. Bedroom four has two double fitted wardrobes and ample space for free standing furniture. Completing the layout is the family bathroom which has a modern white suite with separate shower cubicle and tiled flooring.

ACCOMMODATION

Ground floor - Entrance vestibule, lounge, dining room, sun lounge, kitchen, utility room and cloakroom with WC.

First floor - Bedroom 1 with en suite, three further bedrooms, study and bathroom with WC.

GARDEN GROUNDS

To the front of the property is a driveway providing access to the garage and car parking. Remaining garden areas are a mixture of grass, paving and borders. Boundaries, where defined, are of walls and fencing and there is mature woodland surrounding the site. The rear garden has a sense of privacy second to none, the lawn area provides the perfect child and pet friendly area to enjoy, whilst the every changing light through the mature tree foliage creates a tranquil atmosphere.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Property	Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
1 Orchard Grove	Mains	Mains	Mains	Freehold	Gas	Band G	C

DIRECTIONS

Upon Entering Blackburn from the main A96 roundabout from Aberdeen, follow the B976 road through the village, after the Leys Hotel, turn right along the B979. Take the first left along Old Turnpyke Road and Orchard Grove is a small enclave of houses on the left hand side. No 1 is the first house on the left.

POST CODE

AB21 0EW

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words:
vowel.shady.plea



VIEWINGS

Strictly by appointment with the Selling Agents. Viewing appointments will be arranged subject to Government legislation regarding COVID-19 and social distancing measures will be adhered to at all times.

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. To enable us to complete these checks purchasers will need to provide along with their offer either:

- a) originals of primary (eg a passport) and secondary (eg current council tax or utility bill) ID; or
- b) copies of such primary and secondary ID certified and dated by the purchasers' solicitors as true copies along with written confirmation from the purchasers' solicitors that they accept that we will be relying on this copy ID for AML purposes.

Failure to provide this information may result in an offer not being considered

IMPORTANT NOTES

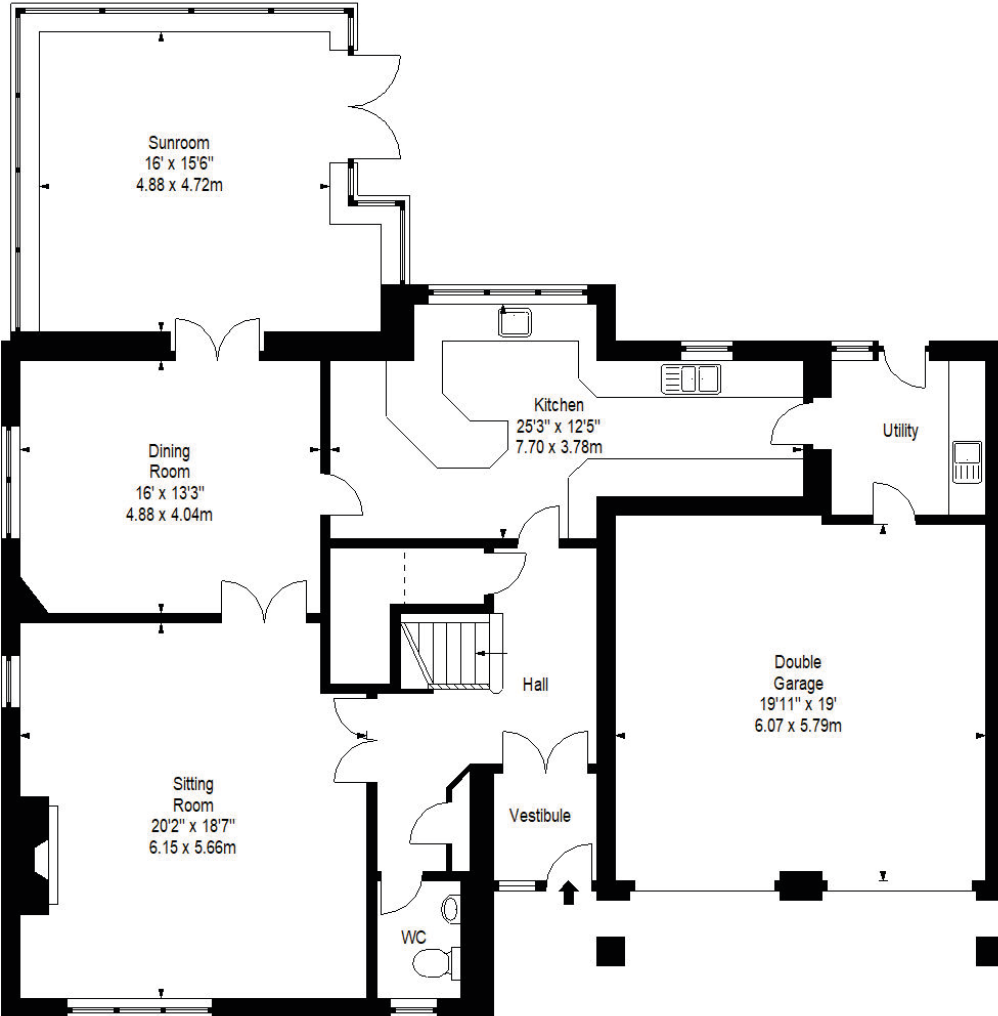
1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are 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, together with proof of funding and Identification. 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. Photographs taken in September 2022



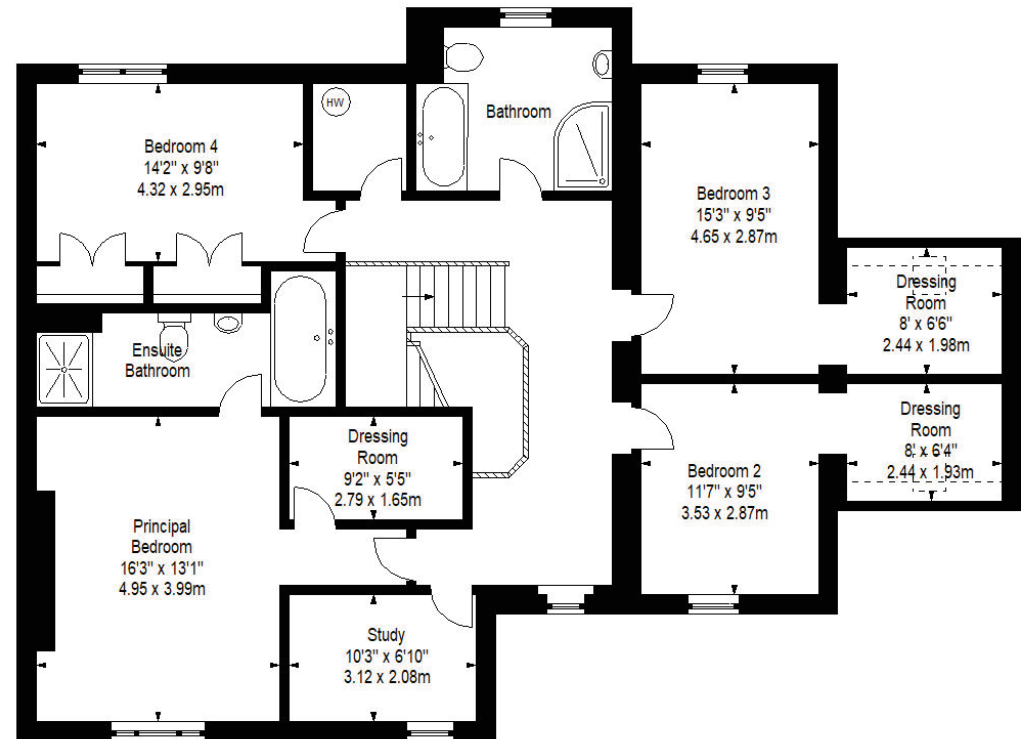
Orchard Grove,
Kinellar,
Aberdeen, AB21 0EW



Approx. Gross Internal Area
3359 Sq Ft - 312.05 Sq M
(Including Garage)
For identification only. Not to scale.
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Ground Floor



First Floor



Galbraith



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