

Galbraith



4 ACHATH STEADING

CASTLE FRASER, INVERURIE, ABERDEENSHIRE



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Impressive 2 public & 5 bedroom steading with beautiful garden grounds and popular countryside location.

Kemnay 2.5 miles ■ Inverurie 8 miles ■ Westhill 8 miles

- 2 reception rooms. 5 bedrooms
- Contemporary open plan family living
- 3 bathrooms & utility room
- Lock block driveway for several cars
- Professionally designed & landscaped garden
- Quiet countryside location

Galbraith

Aberdeen
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aberdeen@galbraithgroup.com

 **OnTheMarket**





SITUATION

Castle Fraser is located only approximately 2.2 miles from the popular village of Dunecht and only 2.5 miles from Kemnay, ensuring amenities are very close to hand. The larger towns of Westhill and Inverurie are 8 miles away meaning a wider choice of amenities are easily accessible and that 4 Achath Steading is particularly well placed for easy commuting to the various popular outlying towns, villages and ever-growing business parks on the outskirts of Aberdeen. The Prime Four business Park at Kingswells is only a couple of miles beyond Westhill and of course the AWPR is located here giving very easy access to both the North & South of the city.

Primary education is catered for in Dunecht and further secondary accommodation is at Alford Academy, which we understand can provide transport. Of note is the National Trust of Scotland's Castle Fraser, which is only a short drive along the road from Achath and offers beautiful walks, play parks and café. Equally Dunecht Estate is also a short drive with good walks, Loch of Skene and the Dunecht Estate Golf Course.

More comprehensive facilities are available in Aberdeen, only 15 miles, which provide all the recreational, entertainment, educational and cultural facilities one would expect of large cities. This includes the Aberdeen International Airport which is only a 20 minute drive.

DESCRIPTION

4 Achath Steadings is an impressive traditional stone steading forming part of small development of contemporary, traditional and unique family homes. Achath is surrounded by open rolling countryside, long country walks and views of the hills, including Bennachie, yet is extremely well



located for easy access to Dunecht, Kemnay, Inverurie & Westhill, with all their varying popular amenities.

This family home extends to over 200sqm, across two levels, and offers an exceptional amount of comfortable family living space. There is an abundance of natural light from the large windows throughout the home, all perfectly placed to capture the surrounding outdoors and beautiful gardens. The original conversion was finished to an exceptionally high standard and has since been further enhanced by the present owners both inside and out, including the addition of the formal lounge and the professionally designed and landscaped garden grounds. Meticulously maintained and attractively presented, this family home has a feeling of quality, style and the attention to detail is evident throughout including the extensive use of quality neutral carpeting, luxury floor tiles and the soft décor complements the solid wood finishings. This home is undoubtedly in walk into condition ensuring any buyer can move in with ease.

Enter through the front door to the hall. This hall has stairs leading to the first floor and gives access to both the formal lounge and open plan kitchen and family space. The formal lounge is a spacious and versatile room with a striking full height window in place of the original coach house entrance doors. The electric wood burning style fire and stone hearth are available under separate discussion. Returning to the main hall, continue through the double doors and into the outstanding open plan family living space which incorporates the kitchen, family room and dining room. The kitchen area is well designed to incorporate plenty storage, food preparation space and informal dining. The stone worktops extend to create breakfast bar style dining and the integral coffee machine, dishwasher and microwave will remain, along with the American style fridge freezer and



range cooker. The family sitting area has the contemporary open fire for those colder months and there is space for a large dining table and chairs. This room really is the heart of the home for families and a glazed door opens out to the garden decking area, ensuring the garden flows seamlessly from the living space. For convenience, this room has direct access to the very useful utility room. An additional hall area is located at the far end of the house with a second staircase leading to the upper level. Bedroom 5 is located on the ground floor and is presently used as an office space with an outlook over the garden. Adjacent to this bedroom is a contemporary shower room. The ground floor hall areas have three separate deep storage cupboards with motion sensor lighting.

On the first floor there is the beautiful principal bedroom with luxury ensuite shower room. Generous in size, this spacious and bright bedroom has two large velux style windows and triple built in wardrobes. Bedroom 4 has velux windows to both the front and rear, creating a bright space, and has built in wardrobes. Bedroom 2 is a large double bedroom, with two separate built in wardrobes, and the final bedroom on this level is bedroom 3; a lovely double bedroom with built in wardrobes and an outlook over the gardens. Completing the accommodation is the bathroom with contemporary bath and overhead shower.

ACCOMMODATION

Ground Floor: Entrance hall, lounge, open plan kitchen, dining room & family room, bedroom 5, shower room.

First Floor: Principal bedroom with ensuite shower room, double bedroom 2, double bedroom 3, double bedroom 4 and bathroom.

GARDEN GROUNDS

4 Achath Steading enjoys the most wonderful gardens and outdoor space. The garden is of a courtyard style and was professionally designed and landscaped in 2016 by the present owners. The design ensures low maintenance with maximum impact and colour throughout the summer months and is a very sheltered and enclosed space. The central grass lawn is a haven for children & pets, whilst the borders are full of carefully chosen plants & shrubs including acers, fruit trees and climbers. The composite decking ensures the access to the garden flows seamlessly from the indoor living space and is the perfect spot for outdoor furniture to relax and dine during the warmer months. The log store, water butt, shed and storage container will remain.

The front garden has a path leading from the private off street parking area to the front door, and this area of garden is edged by mature hedging and varying shrubs and plants including alliums. The lock block parking area can accommodate several cars comfortably.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
Private	Mains	Septic Tank	Freehold	Oil CH	Band G	Band C

DIRECTIONS

Travelling west out of Aberdeen on the A944 passing through Westhill in the direction of Dunecht. Once you reach Dunecht take a right hand turn onto the B977 road. Travel for a short distance and then turn left, signposted for Kemnay, and continue on this road for approximately



2 miles. On the left-hand side there is an 'Achath' sign, as indicated by our for sale sign, and turn left here. Turn first left and 4 Achath Steading is on the right-hand side.

POST CODE

AB51 7LJ

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///herbs.firmly.incorrect

VIEWINGS

Strictly by appointment with the Selling Agents.

DECLARATION OF PERSONAL INTEREST

Under the Estate Agents Act 1979 we are required to disclose any personal interest in a property we are marketing. This property is in the ownership of a relation of an employee of Galbraith.

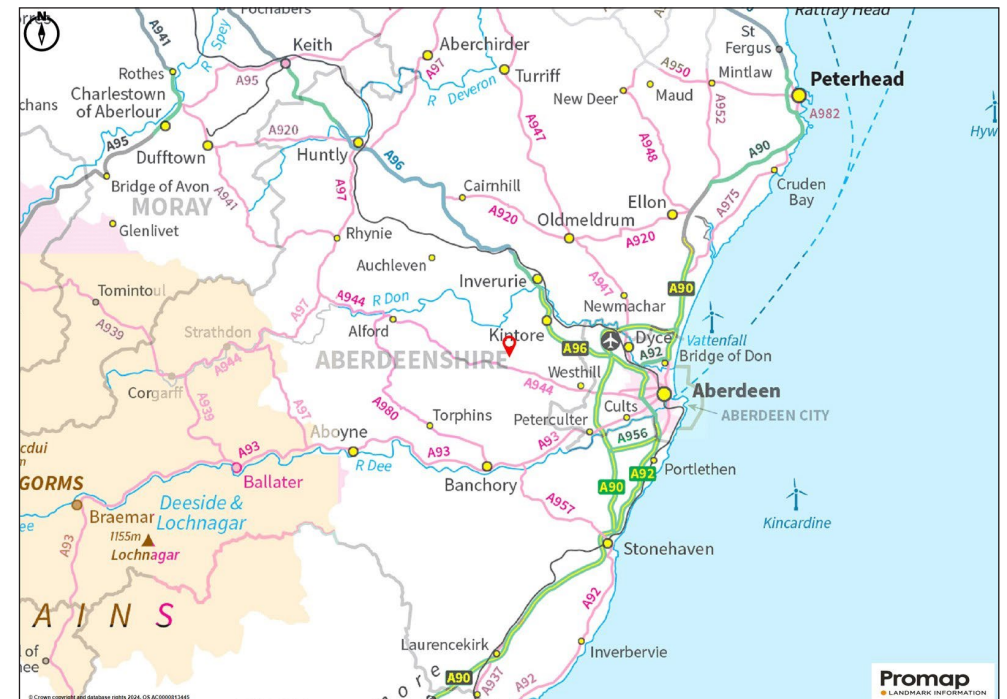
ANTI MONEY LAUNDERING (AML) REGULATIONS

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.

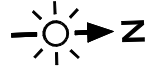
Failure to provide required identification may result in an offer not being considered.

IMPORTANT NOTES

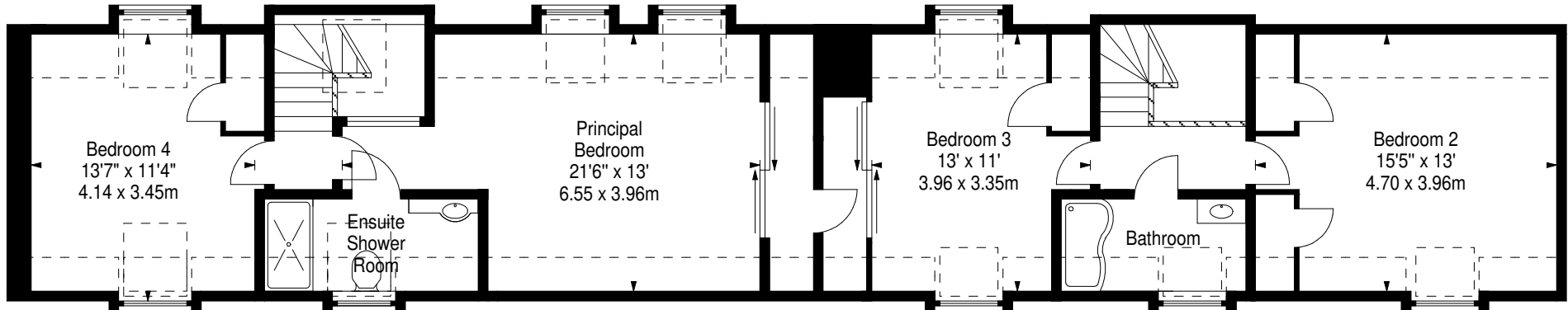
1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are 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 March 2025.



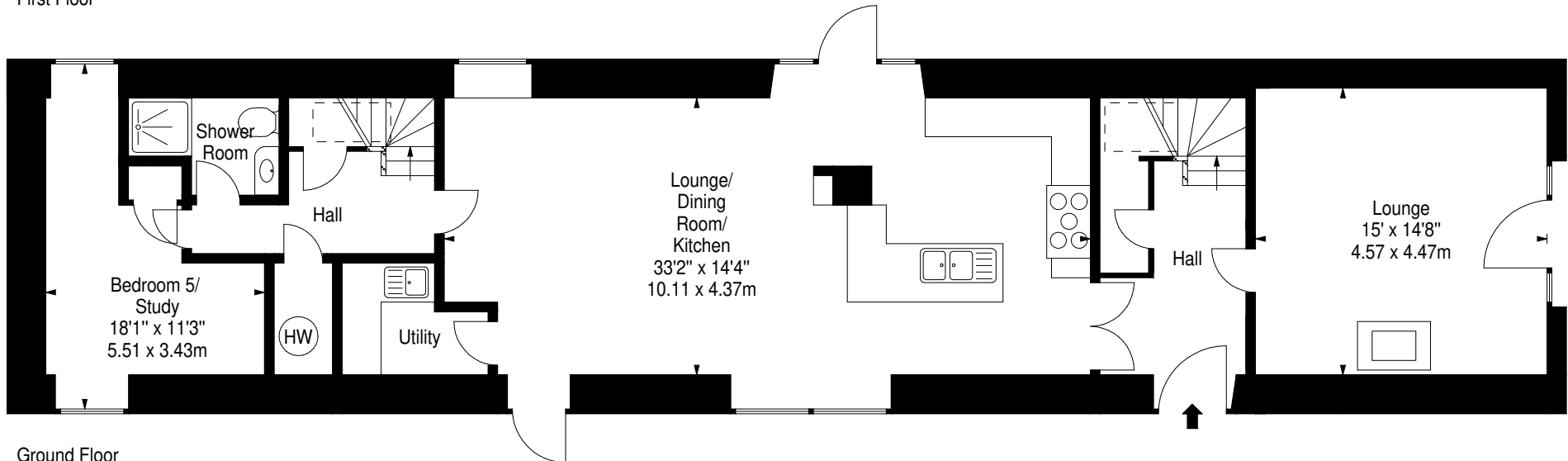
**Achath Steading,
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Approx. Gross Internal Area
2224 Sq Ft - 206.61 Sq M
For identification only. Not to scale.
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First Floor



Ground Floor





Galbraith


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PLEASE RECYCLE