



**THE STEADING, NEWTON OF COUNTESSWELLS FARM
COUNTESSWELLS, AB15 8QB**

**OFFERS OVER
£600,000**

**BEAUTIFULLY PRESENTED AND SPACIOUS FIVE BEDROOM DETACHED STEADING
CONVERSION SET IN A GENEROUS PLOT**

- IDYLIC AND CONVENIENT RURAL LOCATION
- BREATHTAKING LOUNGE
- GALLERIED LANDING
- FIVE DOUBLE BEDROOMS – THREE WITH EN-SUITES
- OIL FIRED CENTRAL HEATING
- DOUBLE GLAZING
- DOUBLE GARAGE
- PARKING FOR SEVERAL CARS
- EXTENSIVE GARDEN
- EPC RATING – C

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DESCRIPTION

We are delighted to bring to the market this well-presented and spacious five bedroom detached conversion which offers an ideal opportunity to purchase a desirable family home with many unique features within an extensive plot in an idyllic rural location just a short drive from the city. Internally The Steading boasts a well-designed and versatile layout and viewers will not be disappointed when they step beyond the home into the beautifully maintained gardens.

The accommodation comprises: Entrance vestibule with space for free-standing furniture, double doors into the main entrance hallway where there is a deep built-in cupboard with hanging rails, shelving and coat hooks. The hallway runs the full length of the home down to the lounge which is a striking and imposing room with a full height ceiling, wood burning stove, floor to ceiling windows with glazed double doors out to the patio. The lounge has sufficient space for soft furnishings as well as free-standing items of furniture and it is overlooked by the galleried landing; A dining kitchen is off the hallway, the kitchen is fitted with a range of medium wood effect base and wall units with black co-ordinating worktops and complementing tiled splashbacks, there is a range with five ring bottled gas hob with three electric ovens beneath and an extractor fan above, integrated items comprise of a microwave, dishwasher and fridge, the free-standing American style fridge freezer will remain and there is ample space for a table and chairs, the kitchen is also overlooked by the galleried landing; The dining area is conveniently situated close to the kitchen, it has space for a large table and chairs as well as other items of furniture; Also on the ground floor there are four large double bedrooms, two of which are served by en-suite shower rooms, the first, third and fourth ground floor bedrooms offer extensive built-in storage and all four ground floor bedrooms have space for free-standing furniture; The utility room has base and wall units incorporating a sink and draining board, please note that the free-standing washing machine and free-standing tumble dryer will remain as will the free-standing freezer, from the utility room a door leads out to the side of the property where the courtyard and hot tub are located; The family bathroom completes the ground floor accommodation and it comprises of a bath with separate shower cubicle, wash hand basin and W.C. set in a white gloss vanity unit offering excellent storage, an illuminated mirror, shaver point, heated towel rail, extractor fan and window; Stairs climb from a central point in the main hallway to a galleried landing which is adequately sized and versatile room which could be utilised as a family room, home office, play room or studio. The landing overlooks the lounge and kitchen, it is bright and spacious. Natural light floods in from two Velux windows as well as from the lounge and kitchen; Beyond the galleried landing is the main bedroom suite which consists of a large bedroom, a dressing room and an en-suite shower room. The bedroom has two Velux windows (one of which is a fire escape window) and a door connects it to a walk-in dressing room with lighting, hanging rails and shelving, from the dressing room there is an access hatch to the attic which also has lighting; The en-suite shower room comprises of a shower cubicle, wash hand basin and W.C. set in a light wood effect vanity unit with extensive storage, a heated towel rail, extractor fan, Velux window and a shaver point.

Accommodation:

Lounge	6.22m x 4.26m
Kitchen	3.12m x 5.42m
Dining Area	3.76m x 3.94m
Utility Room	2.66m x 2.88m
Ground Floor Bedroom One	7.76m x 3.62m
En-Suite	2.58m x 1.72m
Ground Floor Bedroom Two	4.84m x 3.62m
En-Suite	2.62m x 1.62m
Ground Floor Bedroom Three	3.12m x 4.56m
Ground Floor Bedroom Four	3.12m x 4.56m
Family Bathroom	2.66m x 2.88m
Galleried Landing/Studio	5.32m x 5.82m
Main Bedroom	5.32m x 5.10m
En-Suite	2.48m x 3.06m

Outside: The Steading is set in a large plot. A stone chip driveway with parking for several cars leads up to a double garage with electric roller doors, light, power, water and a partially floored storage attic. Pathways along both gable ends give foot access between the rear and the front via wooden gates. At the east most gable end there is a stone chip courtyard and a hot tub which is available by separate negotiation. The split level front garden is mainly laid to lawn, there is a paved patio immediately outside the lounge and a winding path leads down to a wooden summerhouse



with power and lighting. At the foot of the front garden there is a farm gate for vehicular access. Other features of the garden include a pond and a chicken coup.

Within easy commute to the city centre, Countesswells combines the beauty of the countryside with the excitement of the city. There are regular transport links to the city centre and the business parks at Kingswells and Westhill from the nearby Park-n-Ride, there are also excellent road links close by which unlocks the north east of Scotland. The Aberdeen Western Peripheral Route passes within a few miles of Countesswells, linking it to Stonehaven in the south and Balmudie and Ellon in the north. The rest of the world is within reach too, with Aberdeen Airport only 20 minutes away

ENTRY

By arrangement.

VIEWING ARRANGEMENTS

Telephone selling agents 01224 572777.

DIRECTIONS

At the Kingswells roundabout take the road to Cults and then take the first road on the right which is approximately 200 meters after the "Welcome to Countesswells" sign. After 100 yards you will come to a T junction, turn left and drive to the end of the road where The Steading is situated on the left hand side and will be clearly marked by our for sale sign.

