



This home is located at....

Wellhead, Drumoak, AB31 5HN

Offers over **£550,000**



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This home is...

A prestigious Canadian design three bedroom detached dwelling house set in approximately 0.5 Acre and has spacious accommodation and well maintained mature garden grounds with stunning views over the countryside.



This home comprises...

- 3 Double Bedrooms (1 En-Suite)
- Large Lounge & Dining Room
- Kitchen & Utility Room
- Bathroom & Cloakroom
- Gallery Study/Play/Hobby Room
- Conservatory
- Electric Heating & Gas Fire
- Double Glazing
- Double Garage & Large Drive
- EPC Rating – E

Want to find out more or arrange a viewing? Contact us on...

T: 01224 572777 E: p.sales@jgcollie.co.uk www.jgcollie.co.uk

Whilst these particulars are believed to be correct they are not warranted and are not to form part of any contract of sale



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The accommodation comprises...



We are extremely pleased to offer for sale this prestigious Canadian design THREE BEDROOM DETACHED DWELLING HOUSE set in approximately 0.5 acre and has extensive, well maintained mature garden grounds and enjoys picturesque open views of the surrounding “National Trust” countryside.

Boasting charming features, this spacious and relaxing family home enjoys the comforts of electric heating and double glazed windows. Interior viewing is genuinely and highly recommended to appreciate the extent and the quality this accommodation has to offer.

The reception hallway provides access to a walk in cupboard which houses the hot water tank, electric meter, fuse box; the inner hall is flooded with light from a full height glazed wall, from here access is provided to the three bedrooms and a stylish stairway leads to the upper floor; the master bedroom is a bright and generous size room with French doors leading to the back garden enjoying superb views over the Dee Valley, the room is fitted with two large built in wardrobes with mirror sliding doors with a central door leading to the en-suite; the en-suite is fitted with a three piece suite comprising a WC, wash / hand basin, a tiled shower area; bedroom two is a large double bedroom with a built in wardrobe with triple mirror sliding doors, the room also boasts French doors; the third double bedroom is currently used as a craft / work room, the room has a convenient built in cupboard; the family bathroom is spacious and is fitted with a

four piece suite by “Ideal Standard” and comprises a WC, bidet, hand / wash basin, sunken contour bath and a shower cubicle.

The stylish staircase leads to the gallery area which is currently used as a study but would be also suitable as a child’s play area or a TV / games room. Although this room is slightly restricted in height due to the eaves of the roof it is still a very useable room, access to an extensive partially floored loft space runs the entire length of the house and provides excellent storage space.

The magnificent and spacious lounge certainly has the “wow” factor, this room has cleverly been designed by visually dividing the room into two areas of different styles; the South part of the lounge has a wall to wall, floor to ceiling glass wall incorporating large double patio doors providing a striking and magnificent,



panoramic views over Deeside, the North half of this room has an elevated granite fire place with a "Gazco" gas fire which provides a cosy and warm atmosphere; the well proportioned dining room flows from the lounge and has a glazed dividing wall with the lounge.

A very spacious and well appointed kitchen is fitted with top of the range "Crosby" wall and base units in light oak benefiting from under cupboard lighting with an additional large central island and Corian granite effect worktops accompany the white tiled splash backs, a white sink and waste disposal unit, an integrated Belling electric hob with an AEG extractor hood over which is fan ducted to the outside, high level grill and oven with storage cupboards above and below, ample provision within the base units for a fridge and also plumbing for a dishwasher. The arrangement of

the kitchen allows ample space for table and chairs for dining; a well proportioned and well presented conservatory enjoys an outlook over the front garden with double doors leading to the immaculate garden; the utility room is fitted with wall and base units and under cupboard lighting incorporating a stainless steel sink and has ample provision for under counter space for a freezer and plumbing for a washing machine, doors lead to the garage, a cloakroom, an exterior door leads out to the rear and a walk in cupboard which boasts a hanging rail and shelving within; the cloakroom is fitted with a WC, a hand basin and a vanity unit.

Direct access from the utility room into the double garage is fitted with electric up and over doors. The garage provides ample space for two vehicles and has metal shelving units and a work bench (which will remain). Off of the garage is a workshop / store.



Outside comprises...

The welcoming tarred driveway with appealing landscaped borders and parking for several cars leads to the house. a wooden gate to the side of the garage provides access to the beautifully landscaped front garden and a path leads to the front door. The garden is mostly laid to lawn with an array of mature trees, shrubs and flower beds with a South facing paved area. The garden is enclosed by fencing, hedging and dry stone walls and offers an attractive outlook. The garden has a greenhouse (that will remain), a pond with a small water feature. The Septic tank and the soak away are situated in the far end of the garden. The enclosed rear garden has a large patio area suitable for alfresco dining and entertaining. A large garden shed with a sliding door has light within and provides excellent storage for lawn mower and other garden tools.



Please Note: There is proof of documents from: Aberdeenshire Council for the building warrant for the conservatory; Authorisation of the septic tank from SEPA; Maintenance of the gas fire with Deeside Gas Services; Consent from Aberdeenshire Council for window alterations.



How to find this home...

Wellhead is situated approximately 14 miles from Aberdeen and 4 miles from Banchory where you would find a good range of shops and restaurants. The nearby village of Drumoak provides the essential local amenities including a shop serving everyday needs, a pub, church, and a bowling green. There is also Crathes Primary School within the village, while secondary education is provided at Banchory Academy. Private education and the International School are available in Aberdeen. Ideal for the sports enthusiast with a range of outdoor leisure pursuits including skiing, mountaineering, hunting and fishing available on Upper Deeside.

From Aberdeen travel on the North Deeside Road travelling through Cults, Bielside, Milltimber and Peterculter. On entering Drumoak proceed through the village and turn right at the road sign marked "Cullerlie 3 1/2m". Travel along this road for approximately 2 miles until reaching the sign marked "Candglirach / Hirn", on the left hand side. Proceed along this road for approximately 1 mile and "Wellhead" is situated on the left hand side of the road.



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