



THE WALLED GARDEN

6 CRAIGSHANNOCH ROAD, DAVIOT, INVERURIE, ABERDEENSHIRE



THE WALLED GARDEN, 6 CRAIGSHANNOCH ROAD, DAVIOT, INVERURIE, ABERDEENSHIRE

Contemporary 4 bedroom detached family home. Around 1.6 acres in total, including walled garden grounds, woodland and gated driveway.

Inverurie 4 miles ■ Westhill 16 miles ■ Aberdeen Airport 14 miles ■ Aberdeen City 22 Miles

- 3 reception rooms. 4 bedrooms
- Contemporary home with 1.6 acres
- Private gated grounds
- Beautiful south facing walled garden
- Integral double garage and outbuildings
- Open plan living space



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 OnTheMarket



SITUATION

Daviot Estate has been sympathetically developed over recent years to create a selection of unique and beautiful family homes on the edge of the popular village of Daviot located approximately 4 miles north of Inverurie. Daviot Estate has been commended by the Architectural Heritage Society of Scotland and this prestigious development consists of only around twenty executive dwellings. Within the Estate there are relaxing woodland walks and the village can be accessed on foot to local amenities. Daviot itself is a small village community located approximately 4 miles north of Inverurie within easy commuting distance of Inverurie, Dyce and Aberdeen. The highly regarded Daviot Primary School is within walking distance of the property, or a few minutes' drive, and secondary education is provided at Meldrum Academy. The town of Inverurie, only 4 miles, enjoys a pleasant situation on the banks of the River Don and has an excellent range of large shopping facilities including Morrisons, Tesco and Marks & Spencer's. A full range of leisure pursuits, both indoor and outdoor, are at hand including bowling, swimming, golf and tennis. The city centre with its wide range of shops, restaurants and bars is only 22 miles away or by train from Inverurie. It also provides good transport links with a mainline railway station and is host to an airport providing both domestic and international flights. Aberdeen International Airport is only approx. 30 minutes' drive way.

DESCRIPTION

The Walled Garden is a luxury detached family home located within the peaceful Daviot estate in Aberdeenshire, offering the countryside lifestyle in abundance. Inverurie and Aberdeen city are both only a short drive away and the property enjoys an attractive and most secluded position within the estate in the grounds of the charming walled garden, with a private gated entrance the property enjoys a high level of privacy and seclusion. Completed in 2007 to a high standard of specification with quality materials being used, the exterior is part faced in pointed granite stonework and timber tongue and groove linings. The Walled Garden offers an energy efficient, low maintenance home built with solar panels and battery. Great thought was given to the flow, design and appearance of the property to ensure it was sympathetic to its location in beautiful Aberdeenshire, yet offers the contemporary features and aspects required of modern living.

Superb open plan living areas, large floor to ceiling windows and endless space and natural light creates an incredible home spanning four levels. The garden grounds perfectly retain the traditional charm with mature trees and an array of fruit trees yet provides an abundance of space for outdoor living with a large patio extending the width of the house, rolling grass lawns. Storage and parking is catered for by the extensive lock block drive way and double integral garage. The entrance is stunning with solid oak woodwork and finishing's, which continue through the entire property. As you enter you immediately capture the garden beyond through the large glass windows in front of you and the striking solid oak staircase leads you to both the garden level and upper floor. There is high quality tiled flooring and the exposed granite wall creates an eye catching feature. Continuing down the steps to the garden level, with under floor heating throughout, you are immediately impressed by the incredible open living space occupying almost this entire floor. The south side is a row of large windows and doors, opening out to the garden grounds and allowing the highest amount of natural light possible to enter through. The crisp white walls and luxury floor tiles have followed from the hall giving clever continuity and the space is extremely versatile and is currently designed to ensure the kitchen, dining and sitting area are all clearly defined, yet open and sociable. The family sitting area is focused around the wood burning stove adding a layer of warmth and comfort in the ever changing seasons.

The luxurious kitchen is both practical yet sleek with Corian moulded work tops, Miele integral appliances and an abundance of storage. Adjacent to the kitchen area is the extremely useful walk in pantry cupboard providing yet more kitchen storage. From the kitchen area you enter into a rear inner hall which leads to the laundry room. This is a large useable room with space for a range of appliances and provides storage facilities, work tops and sink. Also within the rear hall is a built in cupboard, door leading directly to the integral garage and a separate door to the rear of the house. The integral garage itself has under floor heating and two timber up and over vehicle doors. Proceeding back up the steps to the main entrance hall, you will find a cloak room fitted with a modern white two piece suite and finished with full wall and floor porcelain tiling. As you enter the master suite you have a walk in dressing room with built in storage and a luxurious en-suite shower room with a white two piece suite, walk in double shower cubicle and large storage cupboard, again all finished with quality porcelain wall and floor tiles.



The bedroom area is generous and bright with an outlook to the rear. Continuing upstairs to the first floor there is a large open family area. This is an impressive versatile space with French doors opening out to the balcony and carefully placed large windows encouraging a high ingress of natural light to floor in. A wood burning stove with stylish white surround and high quality solid oak flooring ensures an attractive yet comfortable atmosphere. Continue up the stairs and you walk over the galleried walk way, which looks down to the main entrance hall, and you will find a further versatile room. There are two large Velux style windows, excellent storage within the eaves this room could easily be a further double bedroom. All the remaining double bedrooms have a position to the front of the house with a south facing aspect and outlook over the front gardens. Bedroom two is a very spacious double bedroom with built in wardrobe and continues the solid oak flooring. Bedroom three is an equally spacious double bedroom with built in wardrobes. Bedroom four is a lovely guest suite, being an exceptionally spacious and bright room with an en-suite shower room. The master family bathroom has a large bath and a separate double shower unit with full tiling to the floors and walls. In the hall way there is a double and two single built in storage cupboards.

The Walled Garden is entered via electric double gates. The lock block private drive leads to the rear of the house with large drive way providing plenty parking. The integral double garage is located to the east side of the house and has two single doors. The garage has full under floor heating, electricity, light and a water tap is located just outside.

ACCOMMODATION

GROUND FLOOR:

Entrance Hall; Bedroom One with en-suite Shower Room and Dressing Room; Living Room; Dining Area and Kitchen on open plan; Utility Room; Rear Hall; Toilet.

FIRST FLOOR:

Sitting Room open plan to Hallway and Galleried Landings; Bedroom Two with en-suite Shower Room; Bedroom Three; Bedroom Four; Studio/Bedroom Five.

GARDEN GROUNDS

The wonderful extensive garden grounds surround the entire house and are encased by the charming original granite wall, providing a high degree of privacy. Most of the grounds lie to the south, maximising the outlook, and there is a large paved patio which extends the full width of the house. A vibrant display of summer meadow flowers have been sown on the outer edge of the wall and are a perfect introduction to the gardens beyond. Mature plants and fruit trees are evident throughout the inner garden and the lawn is a beautiful lush oasis. There is a range of outbuildings including a timber summerhouse, timber shed/machine store and adjoining timber log shed. Beyond the main garden grounds are areas of woodland which add a level of privacy to the property and can be easily accessed and utilised by the home owner.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Property	Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
The Walled Garden	Mains	Mains	Mains	Freehold	Oil	Band G	C

DIRECTIONS

From Inverurie travel on the main B9001 for approx. 4 miles. Take the road on the right signposted for Daviot Estate and then follow the road to the right and turn left into Craighshannoch Road. Continue along this road and you will see The Walled Garden on the right hand side.

POST CODE

AB51 ONQ

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: into.wallet.necklaces





**The Walled Garden,
Craigshannoch Road,
Daviot,
Inverurie, AB51 0NQ**



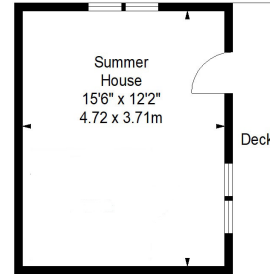
Approx. Gross Internal Area
3021 Sq Ft - 280.65 Sq M
(Including Garage)

Outbuildings

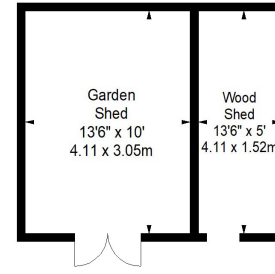
Approx. Gross Internal Area
399 Sq Ft - 37.07 Sq M

For identification only. Not to scale.

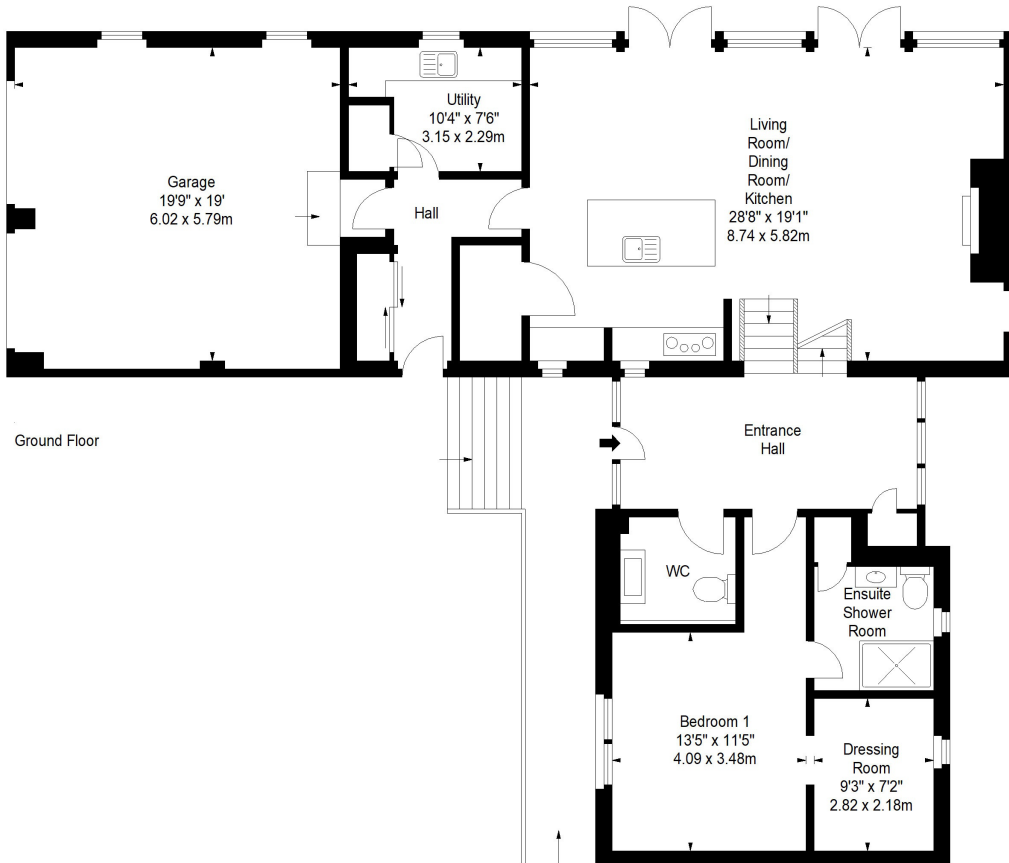
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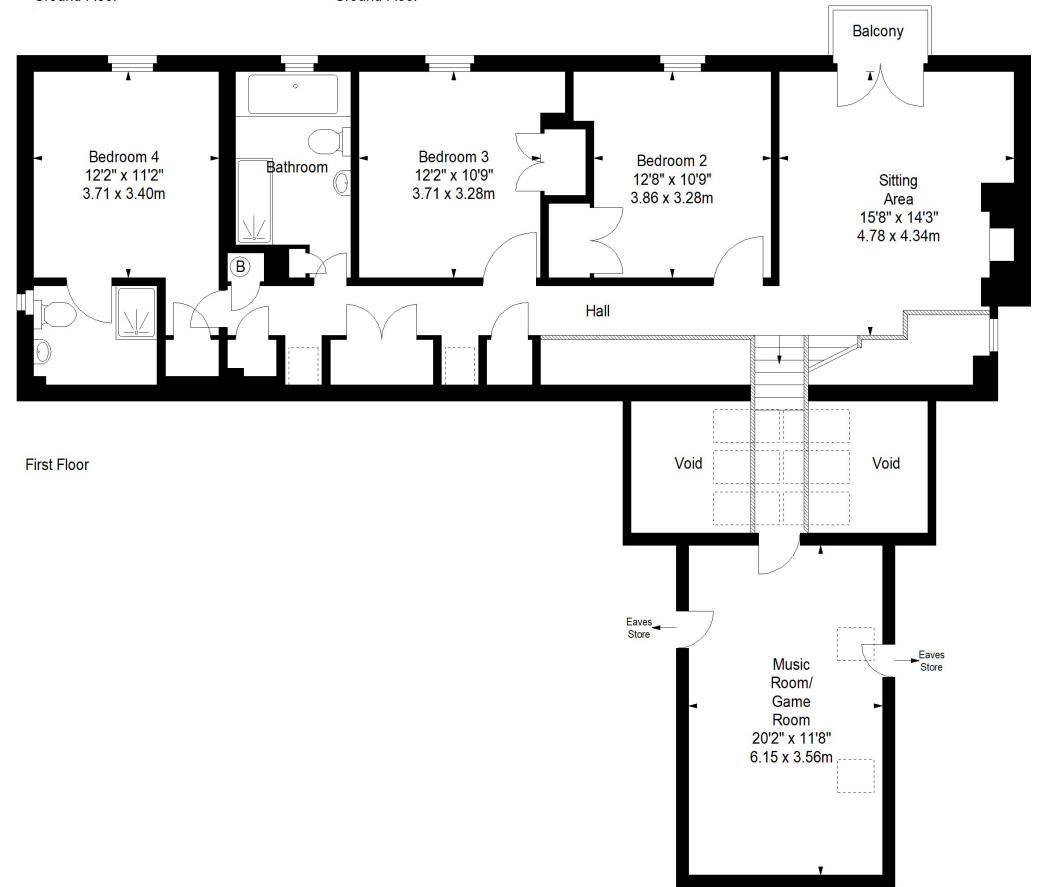
Ground Floor



Ground Floor



Ground Floor



First Floor



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