

# Plot 1

£365,000

## 3 - Bedroom Steading Conversion

### Ground Floor

Kitchen/Dining  
4.50 x 5.16 Metres  
14' 9" x 16' 11"

Lounge  
4.79 x 5.16 Metres  
15' 8" x 16' 11"

Utility Room  
2.08 x 3.75 Metres  
6' 10" x 12' 4"

Shower Room  
2.65 x 1.22 Metres  
8' 9" x 4' 0"

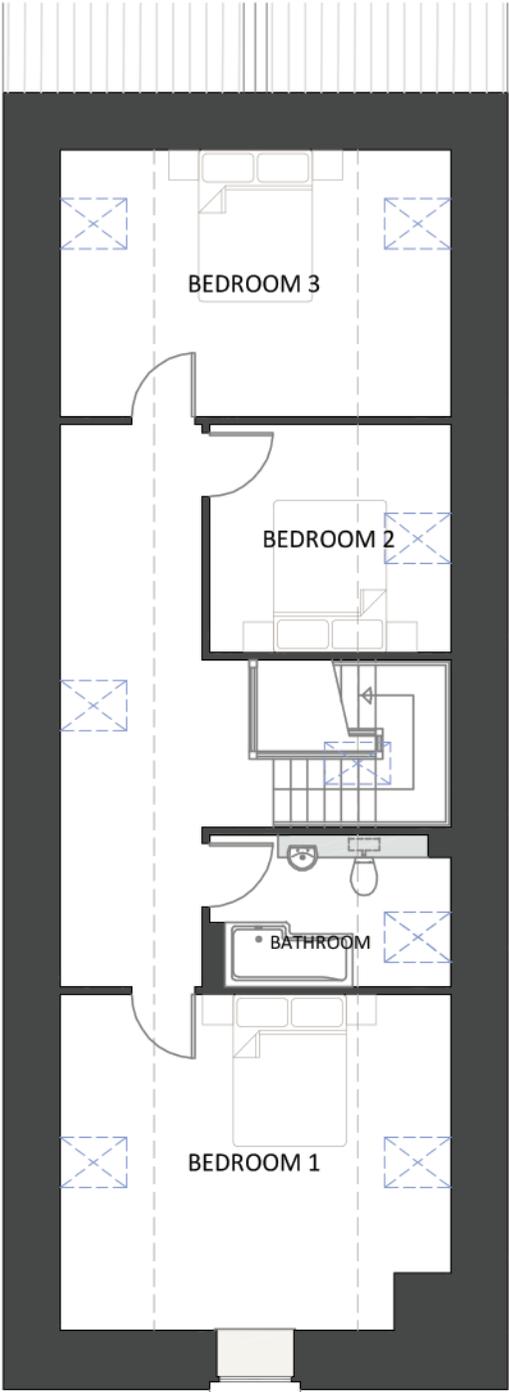
### First Floor

Bedroom 1  
4.24 x 5.18 Metres  
13' 11" X 17' 0"

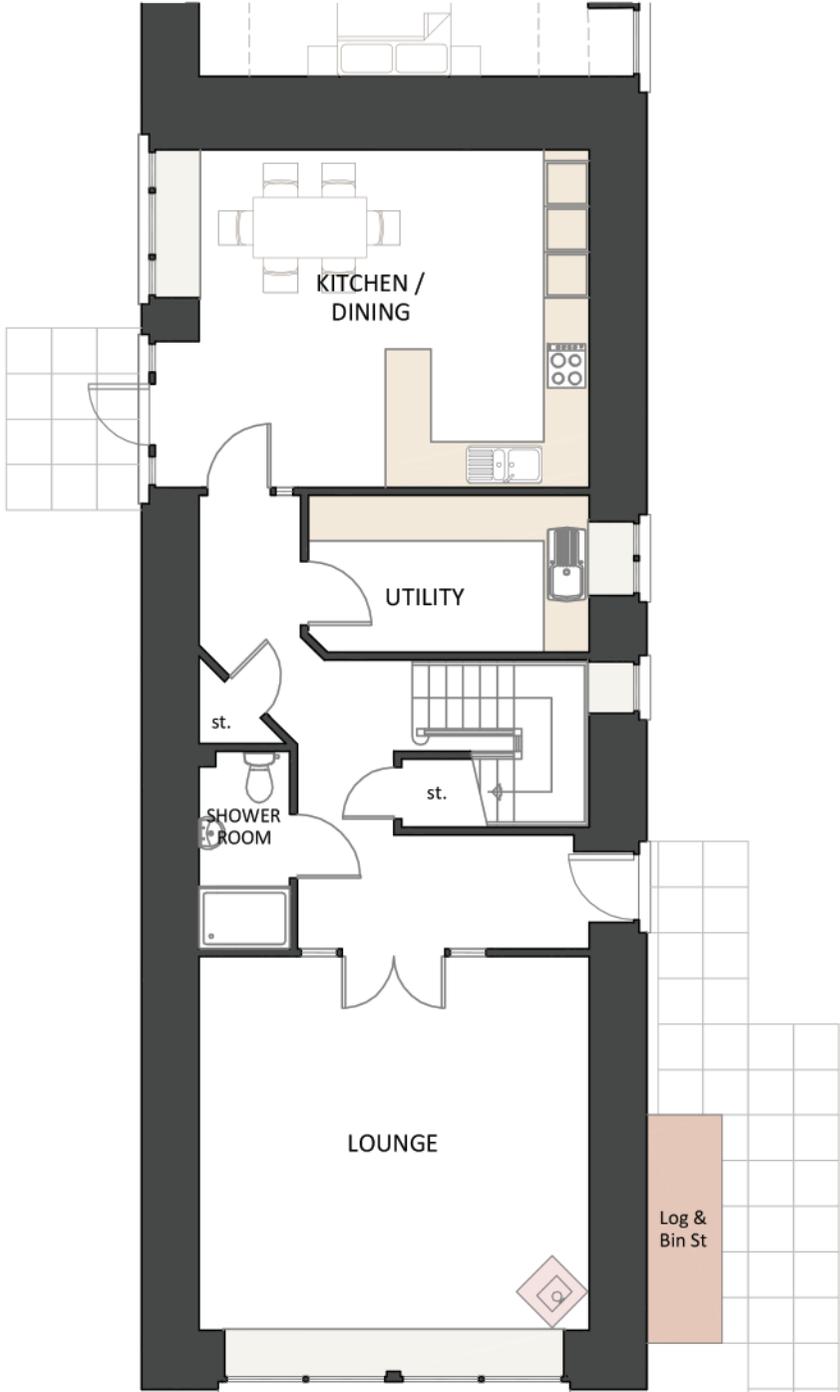
Bedroom 2  
2.93 x 3.20 Metres  
9' 7" x 10' 6"

Bedroom 3  
3.54 x 5.18 Metres  
11' 7" x 17' 0"

Bathroom  
2.02 x 3.21 Metres  
6' 7" x 10' 6"



**First Floor:** Total area 80.4 sq m (865sq ft)



**Ground Floor:** Total area 73.2sq m (787 sq ft)

## **Entrance Hall**

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Entered from a flagstone pathway, this inviting L-shaped hallway has a large under-stair storage cupboard and further corner storage cupboard. These can be shelved and have a hanging rail installed subject to the purchaser's requirements. A beautiful oak staircase rises to the upperfloor and most attractive oak doors give access to the accommodation.

## **Lounge**

**16'11" x 15'8" (4.79m x 5.16m) approx.**

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Accessed via glazed double doors, this well-proportioned lounge has tall, feature windows to the gable incorporating a French door and the purchaser will have choice of a wood burning Contura stove to a similar standard of that in the show home to be installed and this will create a fabulous focal point.

## **Dining Kitchen**

**16'11" x 14'9" (5.16m x 4.50m) approx.**

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This traditional British kitchen will be fitted with a range of wall and base units and comprehensively equipped with integrated appliances including an electric range cooker, fridge/freezer and dishwasher. There will be quality worktops with a 1.5 bowl stainless steel sink with mixer tap, splashback panelling and an air extractor over the range cooker.

## **Utility Room**

**12'4" x 6'10" (3.75m x 2.08m) approx.**

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Fitted with white wall and base units with brush chrome handles and dark contrasting worktops. There is an inset stainless steel sink with drainer and mixer tap and space for a washing machine and tumble dryer. A window overlooks the courtyard and the central heating boiler is located here.

## **Upper Floor**

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A most attractive staircase with solid oak handrail and balustrade rises to this light and airy upper hall with the half landing having a window and roof window drawing in natural light to both hallways.

## **Bedroom 1**

**17'10" x 13'11" (5.18m x 4.24m) approx.**

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This bright and airy bedroom has a window to the gable and two ceiling roof lights within the combed ceiling, one of which enjoys open far reaching views across the countryside.

## **Bedroom 2**

**10'6" x 9'7" (3.2m x 2.93m) approx.**

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With a window overlooking the courtyard, this is a well-proportioned double bedroom.

## **Bedroom 3**

**17'0" x 11'7" (5.18m x 3.54m) approx.**

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With ample space for free standing bedroom furniture, the combed ceiling adds character to the room and this has two roof windows, one of which affords great views.

## **Lounge**

**10'6" x 6'7" (3.21m x 2.02m) approx.**

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Fitted with a quality suite comprising of a rectangular wash hand basin with mixer tap built into a white high gloss vanity unit providing cupboard storage, a w.c. with concealed cistern and bath with mixer tap. There is a separate shower unit with mains thermostatic shower, aqua panelling which co-ordinates with the splashback to the bath and vanity units.

## **Outside**

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The subjects are accessed from a flagstone pathway within the shared courtyard area which is laid to grass, has young hedging and larch fencing screening the oil tank. Enjoying a western aspect is an exclusive area of garden bound by a stone dyke and this is also laid to grass and has a flagstone patio for dining al fresco. There are two exclusive parking spaces adjacent to the property which also has a half share of a store.

## **Directions**

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Leave Aberdeen travelling north on Ellon Road A90 and take the left exit onto the B999 at the Murcar roundabout. Cranfield is located a short distance along on the right and the development is clearly signed.

## **Notes**

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Oil fired central heating. Quality Thistle windows and external doors. High specification well fitted Thistle kitchens with Siemens integrated appliances. Quality white high gloss vanity units and sanitary wear by Thistle. Quality Oak veneer interior doors. Oak fascia and ample TV and telephone points. The Purchaser will have the choice to tailor all built-in cupboards and wardrobes to their needs with shelving and hanging rail as required. Drainage to a Treatment Tank shared with 8 other properties and a monthly factoring fee of approximately £59.62 inclusive of VAT is payable which includes communal gardening, communal electricity and checks of the Treatment Tank, along with general development maintenance. This provision means there is no sewage charge with the Council Tax fee.

## **Viewing**

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Please telephone 01224 706555 or visit [www.thistlehomes.co.uk](http://www.thistlehomes.co.uk) to arrange a viewing.