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# The Steading

Little Clofrickford,  
Auchnagatt AB41 8YD

Four bedroom semi detached converted steading, located within the picturesque countryside of Auchnagatt.









We have pleasure in offering for sale this four bedroom semi detached converted steading, set within a tranquil and picturesque setting with beautiful views of the surrounding countryside and only a short distance from the bustling town of Ellon. The Steading boasts many high quality features, including natural oak flooring, natural oak doors with traditional metal latches and mahogany double glazed windows.

On entering the doors to the kitchen, one is immediately struck by the abundance of light and spacious accommodation. Boasting natural stone flooring, the kitchen is fitted to the highest of standards with high quality units and appliances, including a Belfast sink and double electric oven. There is also ample room for a dining table and chairs if so desired. Being on open plan to the dining area, this would be an excellent space for entertaining in.

Leaving the kitchen behind, the utility room and pantry are located at either side of the hallway. Each of these rooms are of ample size and provide excellent storage facilities. Once past these rooms, you reach the dining area, situated at the centre of the T-shaped hall which gives access to the rest of the accommodation. The dining area is well lit by both ceiling spotlights and the natural light flooding in from the patio doors which overlook the side of the property.

Proceeding towards the lounge, the combination of lighting, neutral décor and natural oak flooring create a warm and welcoming atmosphere. Two of the bedrooms are situated just before reaching the lounge. The first bedroom overlooks the surrounding countryside at the front of the property, while the other bedroom overlooks the rear and is currently utilised as a study.

On reaching the lounge, one is immediately greeted by the sight of the large, striking, open fireplace. Set within reclaimed granite blocks and slate hearth, the fireplace creates a warm, welcoming atmosphere. This spacious and tastefully decorated

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room provides ample space for free standing furniture and also benefits from windows overlooking the countryside and patio doors providing access to the rear of the property.

The remaining accommodation can be found at the beginning of the other section of the hall and begins with the family bathroom. A light, spacious room, the bathroom exudes a relaxing atmosphere and benefits from an attractive white three piece suite which most notably includes a traditional free standing bath with claw feet.

The second bedroom is located next to the family bathroom. Carpeted, with a large window overlooking the side of the property, it also benefits from an en suite shower room, which is fitted with a white, modern, three piece suite including wc, wash hand basin and shower cubicle.

Upon entering the master bedroom you are immediately struck by what an impressively spacious room it is, with plenty of room for large, free standing furniture. Decorated in neutral tones with a cream carpet, this is the perfect room to retire to after a long day. There are three large deep silled windows overlooking the front, while the master bedroom also benefits from a large en suite shower room, which again includes a modern white three piece suite.

The Steading is positioned in a large plot, with grounds to the front, side and rear. There is ample room for off road parking for a number of cars. The grounds are mainly laid with granite chips and are therefore easy to maintain, while the area to the rear of the property provides the perfect location for "al fresco" dining.

Viewing of The Steading is highly recommended to fully appreciate the quality of the accommodation on offer. Further benefits include oil fired central heating by way of a combustion boiler and the property is served by private water supply and sewerage is by septic tank.

Auchnagatt is a small village located within easy commuting distance of Ellon, Aberdeen and Peterhead. Primary schooling is available at Auchnagatt Primary School while both primary and secondary schooling is available at Ellon. Ellon is a thriving community with a number of recreational facilities, including the Meadows Sports Complex, an 18 hole golf course, swimming pool and health centre. There are numerous restaurants, hotels and a wide variety of shopping facilities including a Tesco supermarket.

### Accommodation

Kitchen, Utility Room, Pantry, Dining Area, Hall, Bedroom 3/ Study, Bedroom 4, Lounge, Family Bathroom, Bedroom 2 with En suite, Master Bedroom with En suite, Double Garage

### Dining Kitchen (17'4" x 15'3" approx.)

Attractively decorated and fitted with high quality wall and base units with display cabinets and wine rack. Wood worktop surfaces with splash back tiling. Belfast sink. Double electric oven with gas hobs and extractor hood above. Sunken ceiling spotlights. Natural stone flooring. Six double power points. Door to rear garden. Patio doors leading to side of property. Door to the garage. (Fridge is not to be included in the sale).

### Utility Room (6'4" x 5'1" approx.)

Fitted with units incorporating worktop surfaces with stainless steel sink and drainer, with shelving above. Plumbed for washing machine. Space for tumble drier. Natural stone flooring.

### Pantry (5'1" x 4'6" approx.)

Fitted with shelving. Natural stone flooring. Excellent storage space.

### Dining Area (15'7" x 10'5" approx.)

On open plan with the hall with patio doors to the side of the property. Natural oak flooring. Sunken ceiling spotlights. Four double power points. Central heating radiator.

### Hall

Attractive T-shaped hall giving access to all rooms. Natural oak flooring. Sunken ceiling spotlights. Two large walk in storage cupboards with shelving. Smoke detector. One double power point. Central heating radiators. Door to the front of the property is located at the end of the hall near the master bedroom.

### Bedroom 3 (14'10" x 8'5" approx.)

Carpeted with double windows to the front of the property. TV aerial point. Four double power points. Central heating radiator.

### Bedroom 4/study (14'9" x 8'6" approx.)

Carpeted with a double window overlooking rear of the property. Currently utilised as a study. Large shelf. TV aerial point. Four double power points. Central heating radiator.



### Lounge (21'6" x 20'7" approx.)

An extremely spacious room with double window to the front of the property and patio doors at the rear. Attractively decorated with striking open fireplace set in reclaimed granite blocks with a slate hearth, within which is situated the dual fuel burning stove. Natural oak flooring. TV aerial point. Four double power points. Central heating radiators.

### Family Bathroom (11'2" x 8'5" approx.)

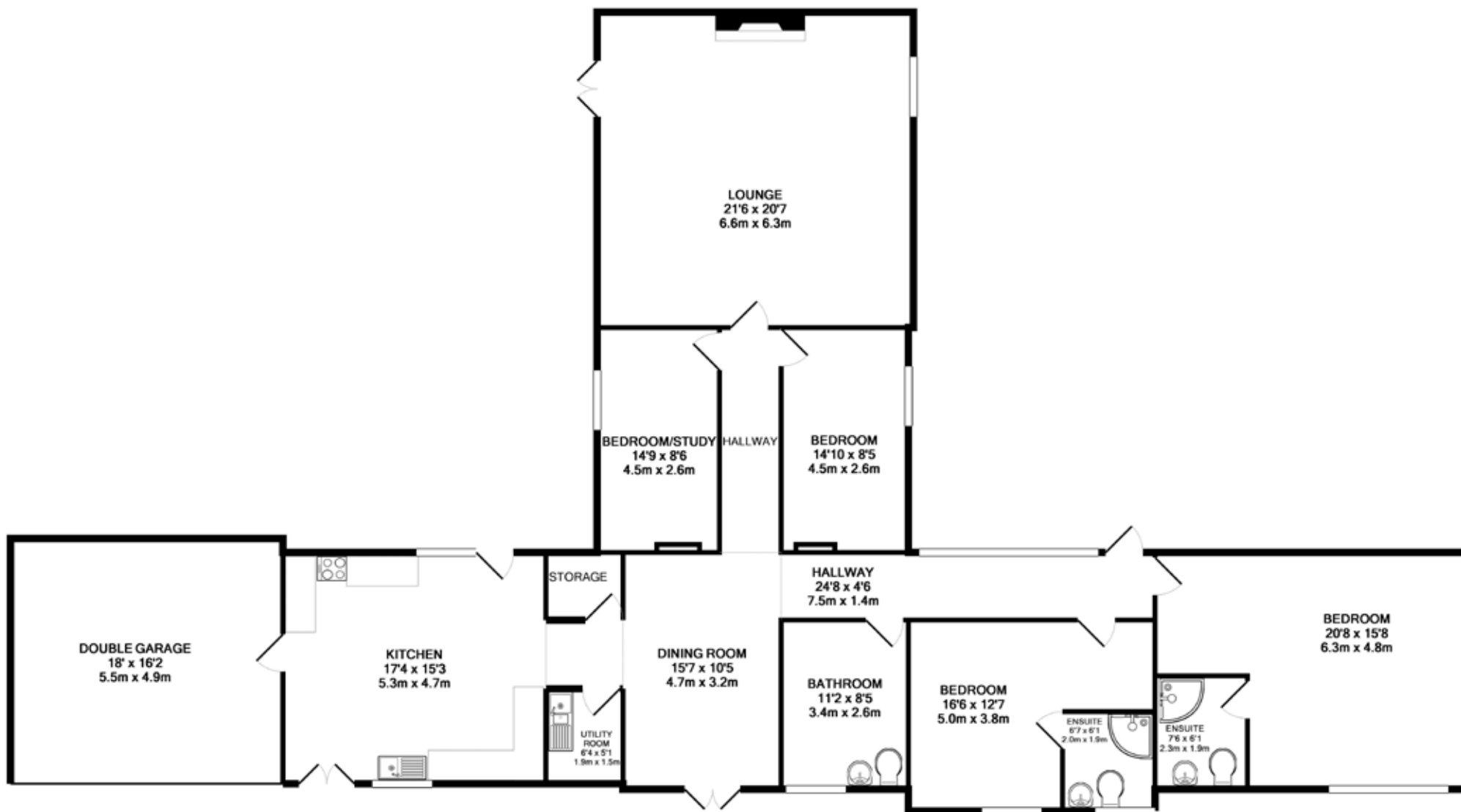
Fitted with an attractive white three piece suite comprising traditional WC with high level cistern, wash hand basin and free standing bath with claw feet and shower attachment. Vinyl flooring. Traditional wood panelling to dado rail height. Chrome fittings. Radiator. Glazed window panes.

### Bedroom 2 (16'6" x 12'7" approx.)

Carpeted with large window to side of the property. TV aerial point. Telephone point. Four double power points. Central heating radiator. En Suite Shower Room (6'7" x 6'1" approx.) Fitted with modern white three piece suite comprising WC, wash hand basin and shower cubicle housing a Mira power shower. Chrome fittings. Vinyl flooring. Central heating radiator.

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### Master Bedroom (20'8" x 15'8" approx.)

Large, carpeted room situated at front of the property and with windows to the side. TV aerial point. Telephone point. Five double power points. Central heating radiators. En-suite Shower Room (7'6" x 6'1" approx.). Fitted with modern white three piece suite comprising WC, wash hand basin and corner shower cubicle with Mira power shower. Chrome fittings. Vinyl flooring. Central heating radiator.

### Garage (18' x 16'2" approx.)

Large double garage containing central heating boiler, electricity meter and fuse box. Hatch with folding ladder to the attic runs the length of the building and is floored and lined with light and power.

### Outside

To the front of the property there is a courtyard area laid with granite chips. To the side there is another area providing further parking and leading to the double garage. To the rear there is a fully enclosed garden which can be accessed through the kitchen and lounge and is presently laid with granite chips. Ideal for "al fresco" dining. Easy to maintain.

### Directions

From Aberdeen travel North towards Ellon on the A90. Once at Ellon, proceed along the A948. Approximately 3 miles along the A948 turn left at the sign marked Drumwhindle. Continue along this road for approximately three miles, travelling through Greens of Savock. Once at the junction, turn right and then immediately left towards Cloffrickford. The Steading is located on the left hand side as indicated by the Mackinnons For Sale sign.



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### Notes

- Superb semi detached converted steading
- Peaceful location with lovely views
- Finished to a high standard throughout – neutral décor
- Four spacious bedrooms
- Easy commuting distance to Ellon, Aberdeen and Peterhead
- Perfect property for professional couple or growing family

### Entry

By Arrangement

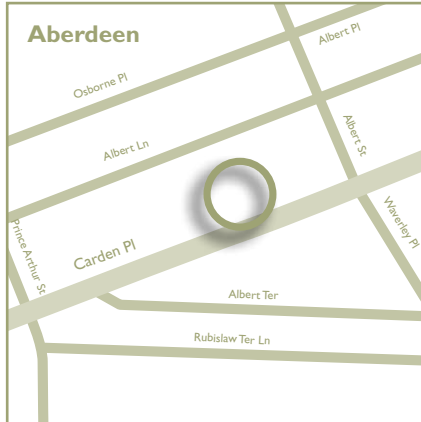
### Viewing

01358 701355/07821197054  
or contact Solicitors on 01224 868687

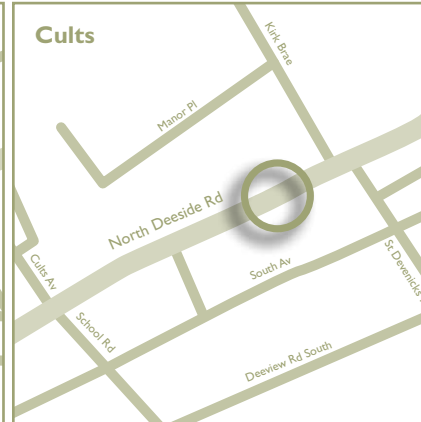
### Council Tax

Band F

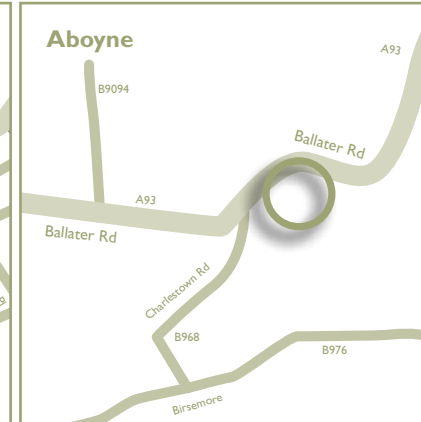
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