



## The Causeway, Whitehouse Farm, Montgarrie, Alford AB33 8EF

Offers over £435,000

STUNNING FOUR/FIVE BEDROOM NEW BUILD HOME SET IN APPROX HALF AN ACRE IN  
THE OPEN COUNTRYSIDE, WITH GARAGING AND AMPLE PARKING

Stronachs



# The Causeway, Whitehouse Farm, Montgarrie, Alford AB33 8EF

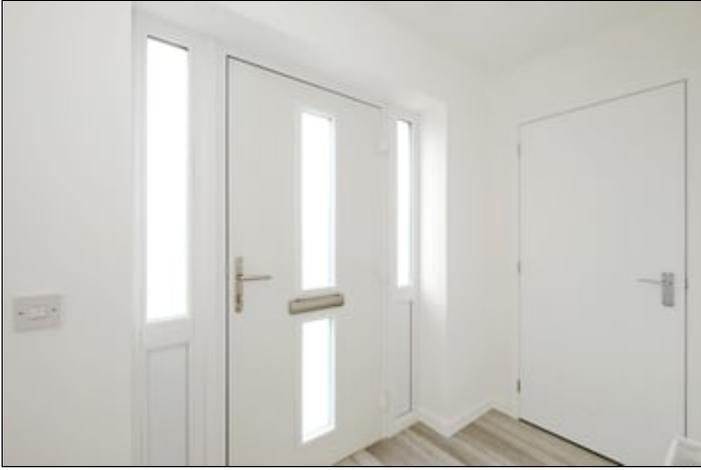
Offers over £435,000

Viewing: Contact Selling Agents on 01224 626100

We are delighted to bring to the market this stunning FOUR/FIVE BEDROOM NEW BUILD DETACHED FAMILY HOME, set in a superb location within approximately half an acre. Thoughtfully designed and finished to the highest of standards throughout, the property benefits from oil central heating heating and solar panelling, with a solar immersion diverter channelling any extra power to the immersion heater rather than to the grid. An important feature for the build was ensuring that every room was filled with natural light and this has certainly been achieved. The accommodation, on two floors, comprises: Entrance Vestibule; welcoming Reception Hall; superb open plan Kitchen/Dining Room and Sitting Room, with Utility Room off; Lounge/formal Dining Room; Guest Bedroom/Dining Room; and Shower Room. Access to the Double Garage can be gained from the Utility Room and there is wheelchair access to there also. On the upper floor, a light and airy Landing provides access to the Master Suite comprising Bedroom, generous storage and En-suite Shower Room; three further Double Bedrooms; and Family Bathroom. The property has excellent storage throughout and quality 'Lamona' appliances have been fitted in the Kitchen. A gravel drive leads to the Double Garage and allows off-street parking for a number of vehicles. There is ample room for a Summer House on the plot should a buyer require it, the gardens are being left as a blank canvas to be landscaped by the purchaser.

Montgarrie is a small hamlet, which lies on the banks of the River Don, approximately one mile north of Alford. Alford is a thriving village, enjoying a host of excellent amenities with primary and secondary schooling, recreational outlets including a golf course, swimming pool, a dry ski slope and the Haughton Country Park. The village maintains a good range of shops, banks, hotels, a library and health centre and is well placed for access to the Lecht ski resort. It is also within easy commuting distance of Aberdeen, Dyce and Inverurie.

## ENTRANCE VESTIBULE



Entered via part glazed door to front, with further part glazed door to Reception Hall. Laid with laminate flooring, there is a cupboard housing the meters and the solar controls. Ceiling light fitting, central heating radiator and smoke alarm.

## RECEPTION HALL



This welcoming and spacious Reception Hall is again laid with laminate with staircase to the upper floor accommodation. Large store cupboard, two ceiling light fittings, smoke alarm and central heating radiator.

## LOUNGE 13' 7" X 13' 7" (4.14M X 4.14M)



Light and airy Lounge with twin windows to front and additional window to side, accessed from the Reception Hall, with further glazed double doors leading to the Kitchen/Dining/Sitting Room. Ceiling light fitting, smoke alarm and central heating radiator. Central television point.

## KITCHEN/DINING/SITTING ROOM 27' 1" X 23' 1" (8.26M X 7.04M)



This huge open plan space is the heart of this home, bathed in natural light from windows to either side and a corner of floor to ceiling windows and glazed patio doors leading to the garden. There are inset LED downlighters and two central heating radiators, with ample room for both formal dining and sitting room area. The Kitchen is fitted with a quality range of wall and base mounted units with central island housing the five burner induction hob, with storage below. The remaining integrated appliances include double oven with warming drawer below, dishwasher, full height fridge and full height freezer. There are built-in waste bins and superb pull out corner storage units. Built-in sink and drainer with mixer tap below window to side. Underunit lighting. Door to Utility Room.

### UTILITY ROOM 14' 4" X 5' 3" (4.37M X 1.60M)



Fitted with the same range of wall and base units as the Kitchen, with space for washing machine and tumble drier. Inset sink and drainer with mixer tap. Inset downlighters, central heating radiator and smoke alarm. Part glazed door to rear, wide enough for wheelchair access. Door to Integral Double Garage.

### GUEST BEDROOM/DINING ROOM 12' 5" X 11' 1" (3.78M X 3.38M)



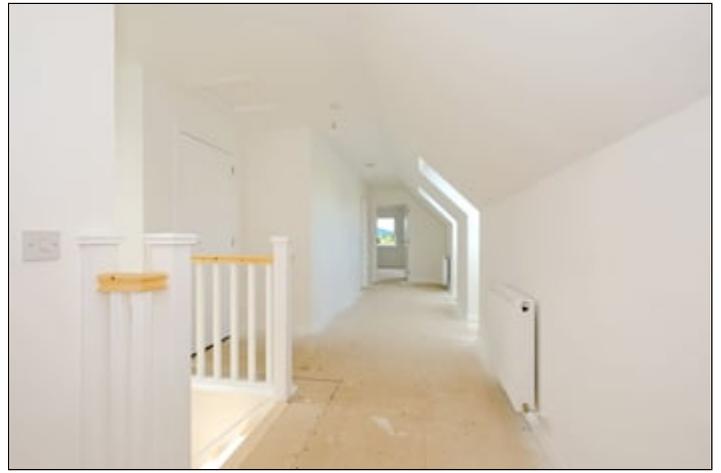
This versatile room could be used as a Dining Room or Guest Bedroom, with twin windows to the front and benefitting from double built in wardrobe. Ceiling light fitting and central heating radiator.

### SHOWER ROOM 8' 6" X 6' 0" (2.59M X 1.83M)



Fitted with a three piece suite comprising wash hand basin, toilet pedestal and walk in shower cubicle. Extractor fan, vertical ladder style radiator and shaver point. Inset downlighter.

## UPPER FLOOR



A wooden staircase leads from the upper floor to the generous and bright Landing which has two velux windows to the rear and large cupboard housing the immersion system and allowing storage. Three ceiling light fittings, two central heating radiators, and hatch to Loft space.

## MASTER BEDROOM 17' 2" X 11' 8" (5.23M X 3.56M)



Situated above the open plan Kitchen/Diner/Sitting Room, this generous Master Bedroom is again bathed in light from the windows to the side and rear. There is excellent storage with sliding doors, and En-Suite Shower Room. Two ceiling light fittings, two central heating radiators and hatch to Loft space.

### EN-SUITE SHOWER ROOM 9' 2" X 6' 5" (2.79M X 1.96M)



Fitted with a three piece suite comprising wash hand basin, toilet pedestal and double size shower cabinet. There is a ladder style chrome radiator, shaver point, and extractor fan. Inset downlighters and velux window to side providing natural light.

### BEDROOM 2 14' 9" X 12' 4" (4.50M X 3.76M)



Situated to the front of the property, and benefitting from two built-in double wardrobes. Ceiling light fitting and central heating radiator.

### BATHROOM 8' 9" X 7' 5" (2.67M X 2.26M)



Again to the front of the property and fitted with a four piece suite comprising wash hand basin, toilet pedestal, bath and separate shower cabinet. Inset downlighters, extractor fan, chrome ladder style radiator and shaver point.

### **BEDROOM 3 12' 5" X 10' 8" (3.78M X 3.25M)**



Third Double Bedroom to the front, benefitting from built-in double wardrobe. Ceiling light fitting and central heating radiator.

### **BEDROOM 4 14' 6" X 13' 11" (4.42M X 4.24M)**



This generous Double Bedroom has a window to the side and velux to the rear again ensuring the room is light and airy, with built-in double wardrobe. Ceiling light fitting and central heating radiator.

### **DOUBLE GARAGE 21' 7" X 20' 0" (6.58M X 6.10M)**

The sizeable Double Garage has two remotely operated up and over doors to the front, with pedestrian access to the rear and integral access from/to the Utility Room. There is also a window to rear again ensuring natural light. The solar box and oil boiler are housed within the Garage.

## EXTERNAL



The house is situated within a site extending to approximately half an acre. A gravel driveway allows off-street parking for a number of vehicles and leads to the Double Garage. The surrounding ground has been left as a blank canvas for a buyer to create their own ideal garden. There is also room for a Summer House (on obtaining any necessary Permissions) without losing much ground at all. A slabbed patio area is accessed from the Kitchen/Dining/Sitting Room and there is plenty of space to create other seating areas to ensure you catch the sun at all times of the day. The septic tank and oil tank are located within the grounds.

## EXTRAS

The property is being sold as seen to include all the integrated appliances in the Kitchen and the usual fixtures and fittings in the Bathroom, En-Suite, and Shower Room.

## WHAT3WORDS LOOKUP

///juggles.batches.speeds

## COUNCIL TAX BAND - F

## EPC BANDING - B





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