

# Arlo House

OYNE, INSCH, INVERURIE, AB52 6QU



*A traditional "C" shaped steading, detached 5 bedrooms,  
4 bathrooms, that would suit extended family living*



01224 472 441



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)



Arlo House is a five-bedroom, four-bathroom detached traditional stone and slate steading, which was architecturally re-designed and renovated. Situated in a private rural location set back from the B9002 and the A96 Inverness to Aberdeen road. The current owners, during their sole ownership, have carried out a meticulous bare brick roof off renovation with no expense spared, with the use of skilled professional trades personnel, quality materials, fixtures and fittings being evident throughout this stunning property.

The property provides versatile, spacious living accommodation over two levels and further benefits from immaculate, fresh neutral décor, double-glazed windows and oil-fired central heating. This truly is an exceptional property and must be viewed to fully appreciate the quality, the location and size. You will not be disappointed.

## THE KITCHEN/DINER



From the front of the property, a vestibule leads to the welcoming spacious hall and all other accommodation. The centrally located bespoke dining kitchen is fitted with quality integrated appliances, with multiple wall and base-mounted units and a breakfast bar.

# THE LOUNGE/DINER



There are two principal wings of the property. The south wing is certainly the heart of the property, flooded with natural light from multiple windows and French-style patio doors, a huge family lounge, which is open plan to a formal dining area with a working open fire, adding that touch of grandeur.



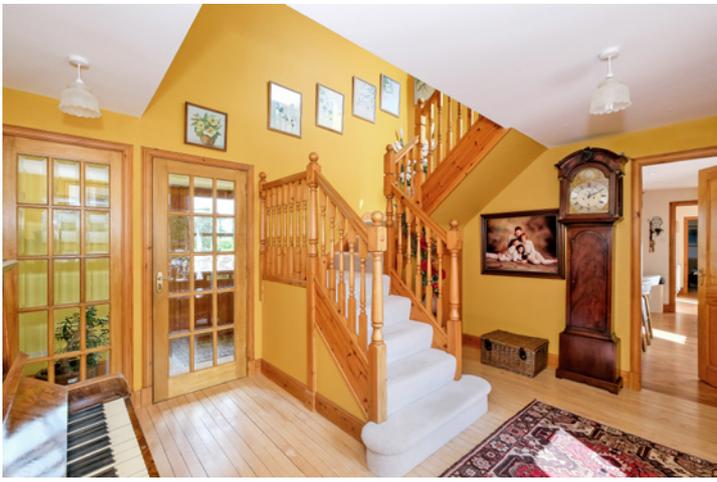
At the north wing of the property, a second reception room, again with an open fire and multiple windows, also allows access to the upper floor. An extensive utility room and a centrally located family shower room complete the ground floor.

# THE LIVING ROOM



# THE UTILITY & SHOWER ROOM





A bespoke carpeted staircase with a wooden balustrade leads to the upper floor, where you have a centrally located, recently fitted family bathroom, with a roll top bath. Five double bedrooms span this floor, the master bedroom is fitted with an en-suite shower room and his and her wardrobes; a guest bedroom is also fitted with an en-suite shower room. The three further double bedrooms all have fitted wardrobes and fantastic views of the countryside or gardens.

## THE BATHROOM



# BEDROOM 1



the master bedroom is fitted with an en-suite shower room



# BEDROOM 2



a guest bedroom is also fitted with an en-suite shower room



# BEDROOMS 3 & 4



# BEDROOM 5



The grounds and gardens extend to approximately 1 acre and are surrounded by a boundary fence or wall and are subdivided into different areas, laid mostly to grass. The landscape gardens contain a variety of mature plants, shrubs and seasonal flowers that are awash with colour throughout the year, with mature hedges on the borders providing further privacy. Several external sitting areas and a large patio area are perfect for entertaining, enjoying the sun while alfresco dining, most of the large garden area provides a secure environment for children and pets alike.

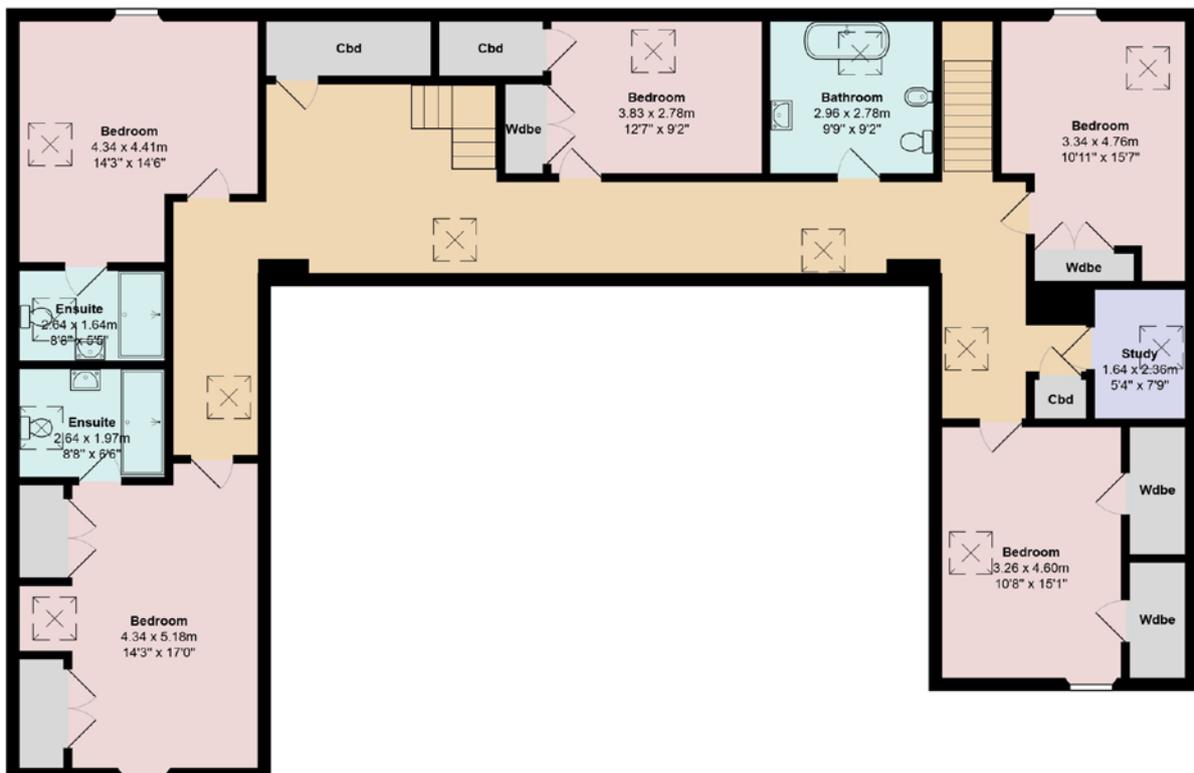
Parking is available at both the front and rear of the property, with the extensive courtyard at the rear of the property allowing parking for multiple vehicles. Access to the rear of the property, the adjacent garage and gym is property is from the courtyard.

# EXTERNALS





# FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 310m<sup>2</sup>

EPC Rating: D

Extras: All fitted floor coverings, blinds, curtains, and light fittings are included in the sale.

Services: Mains electricity, drains consist of a septic tank to a soak away, mains water, oil-fired central heating system.

# THE LOCATION

Kirkton of Oyne sits in the foothills of the Bennachie mountain range. This quiet and quaint north-east hamlet has, in recent years, expanded due to its fantastic country location and easy reach of the A96, approximately 1 mile, providing excellent commuting to Inverurie, Dyce & Aberdeen in the east, with Huntly and Elgin in the west. The country town of Insch, 3 miles west on the B9002, is an increasingly popular small town with a gated railway station. There is a nursery and a primary school in Oyne and Insch, with secondary education at the Inverurie Academy or the Gordon Schools at Huntly.





Insch is well served by local amenities with regular local bus runs which include Oyne and further afield. Amenities include a cottage hospital, health centre, a library, and a variety of shops, including 2 mini supermarkets, a florist, and an ironmonger, to name but a few. In addition, leisure activities include an 18-hole golf course, bowling, the Bennachie Leisure Centre, and excellent hill walking on the nearby Bennachie Range.

Further facilities one would expect can be found in the thriving market town of Inverurie approximately 6 miles west, where you have a fantastic choice of pre-school, primary school and higher education, with the specialist, & local shops, several banking options, major NHS health center, post office, major supermarkets, restaurants, cafés, a multitude of tearooms, delicatessens, hotels, and pubs, all of which add to the appeal of this area.

A comprehensive East Coast bus network is available from the town with the East Coast Rail Network operating through Insch, Inverurie & Dyce. National and international flights are provided by Aberdeen Dyce Airport, approximately 19 miles from the property.



**McEwan Fraser Legal**

Solicitors & Estate Agents

Tel. 01224 472 441

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)



Text and description  
**PETER REID**  
Area Sales Manager



Layout graphics and design  
**ALLY CLARK**  
Designer

**Disclaimer:** The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.