

2 Craigshannoch Mansions

CRAIGSHANNOCH ROAD, DAVIOT, INVERURIE, AB51 0NQ



Exclusive Daviot Estate located in a highly desirable and tranquil heart of rural Aberdeenshire



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



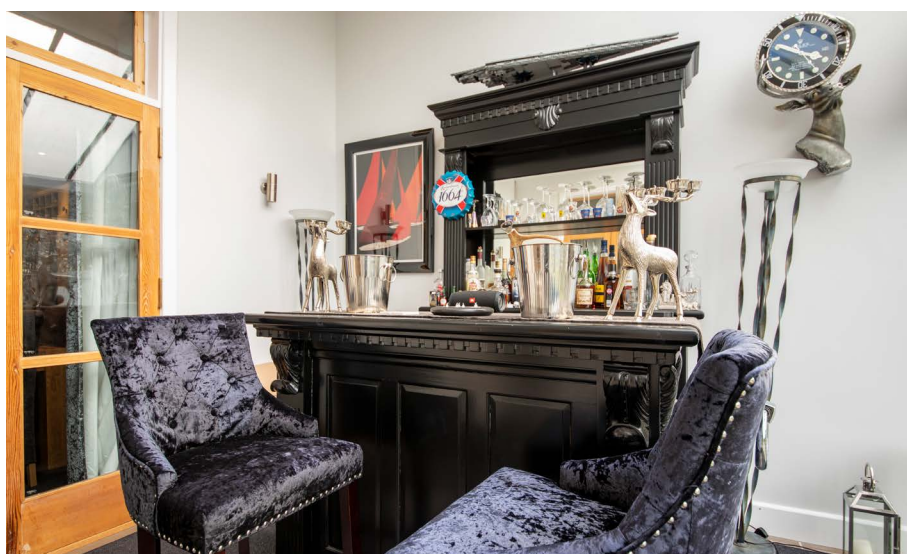


Number 2 Craigshannoch Mansions is an outstanding building which was formerly the hospital pavilion built in the 1930s and designed by George Bennett Mitchell in an Arts & Craft style. The building as a whole has a commanding southerly position with open views towards Bennachie (Range of Hills in Aberdeenshire) and throughout 2009 was sympathetically converted into three beautiful homes. Throughout the conversion, the focus remained on retaining the endless original features yet introducing high-quality modern luxuries to meet the expectations of modern-day family living.

2 Craigshannoch occupies the centre part of the mansion and continues over three floors offering approximately 532sqm of living space. The impressive double entrance sets the tone perfectly and exudes grandeur, with solid wood flooring, high grand ceilings, and a large fireplace with multi-fuel fire with a carpeted circular stairway with wooden balustrade leading to the first floor.



The accommodation flows beautifully thereon in and continues through to the impressive and exceptionally bright public rooms creating versatile and flexible living accommodation. The striking large windows maximise the bright southerly aspect throughout the home and the high ceilings create an endless feeling of space. The formal lounge is a stunning room with a bespoke fireplace with a multi-fuel stove allows access to the formal dining room/family room. This room leads through to the sunroom currently set as a bar with skylight windows and a frontage of windows providing an outlook over the southerly gardens and beyond. The main sitting room also leads through to another sunroom and office space. The luxurious dining kitchen, fitted by Laing's of Inverurie, is an exceptional working, storage and dining space with the added benefit of a large central island. Also located on the ground level is a large utility/ washroom a recently upgraded guest WC. A large boot room providing extra storage completes the accommodation on the ground floor.



FAMILY ROOM & BAR



THE LOUNGE





KITCHEN/DINER



The first level is awash with natural light with an exceptional landing; you have Five very spacious double bedrooms on this level.

The master bedroom has a superb central position with multiple south-facing windows, a luxurious en-suite shower room with a large walk-in wardrobe and changing room; bedroom 2 also has an en-suite shower room and would make for a charming guests bedroom. Bedroom 3, 4 and 5 are equally spacious double bedrooms with the main family bathroom with a separate shower cubical continuing the high-quality standard; a convenient cloakroom off the main landing consisting of a WC and sink complete this floor.



FIRST-FLOOR LANDING







FIRST-FLOOR BATHROOM





MASTER & EN-SUITE





MASTER & EN-SUITE





Continuing to the top floor, the turret room offers further potential development and is currently used as a large storeroom, there is an exceptional fully equipped gymnasium, and separate large games/ cinema room, a centrally located family shower room and two further double bedrooms complete the accommodation on this floor; in addition, there are also ample storage cupboards on all three floors. An incredible family home in a location that is highly desirable and tranquil. Rarely does an opportunity arise to purchase a property of such quality. Viewing is highly recommended to fully appreciate all that is on offer.



BEDROOMS 6 & 7



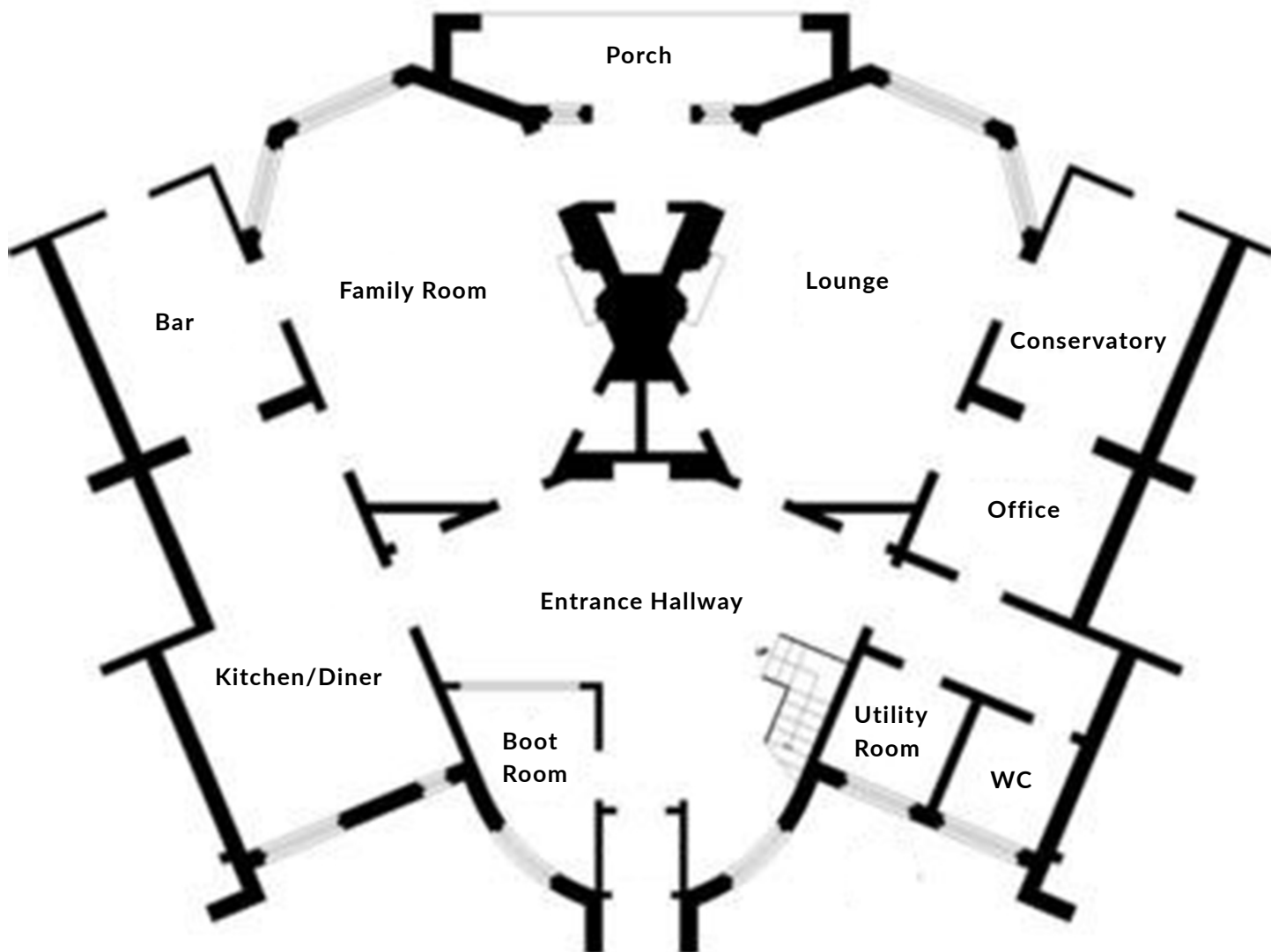


GAMES ROOM & GYM



WC & SHOWER ROOM

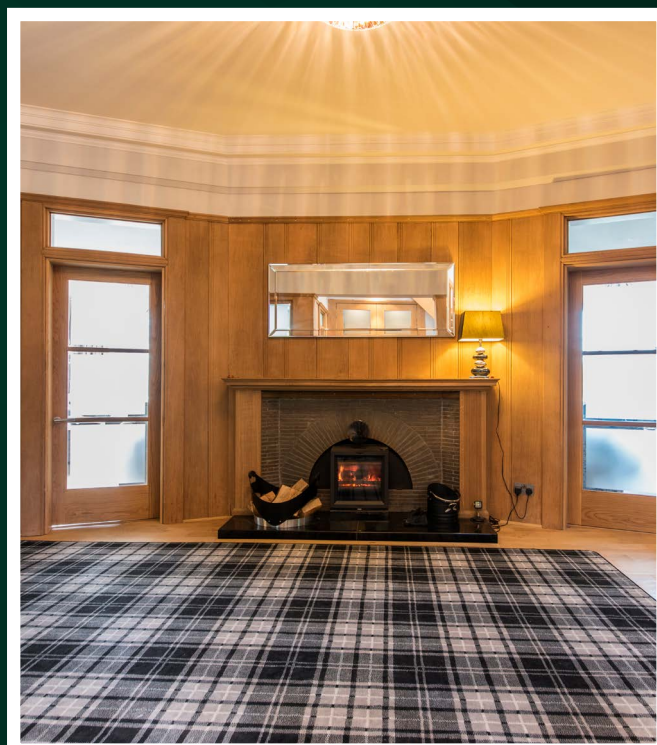


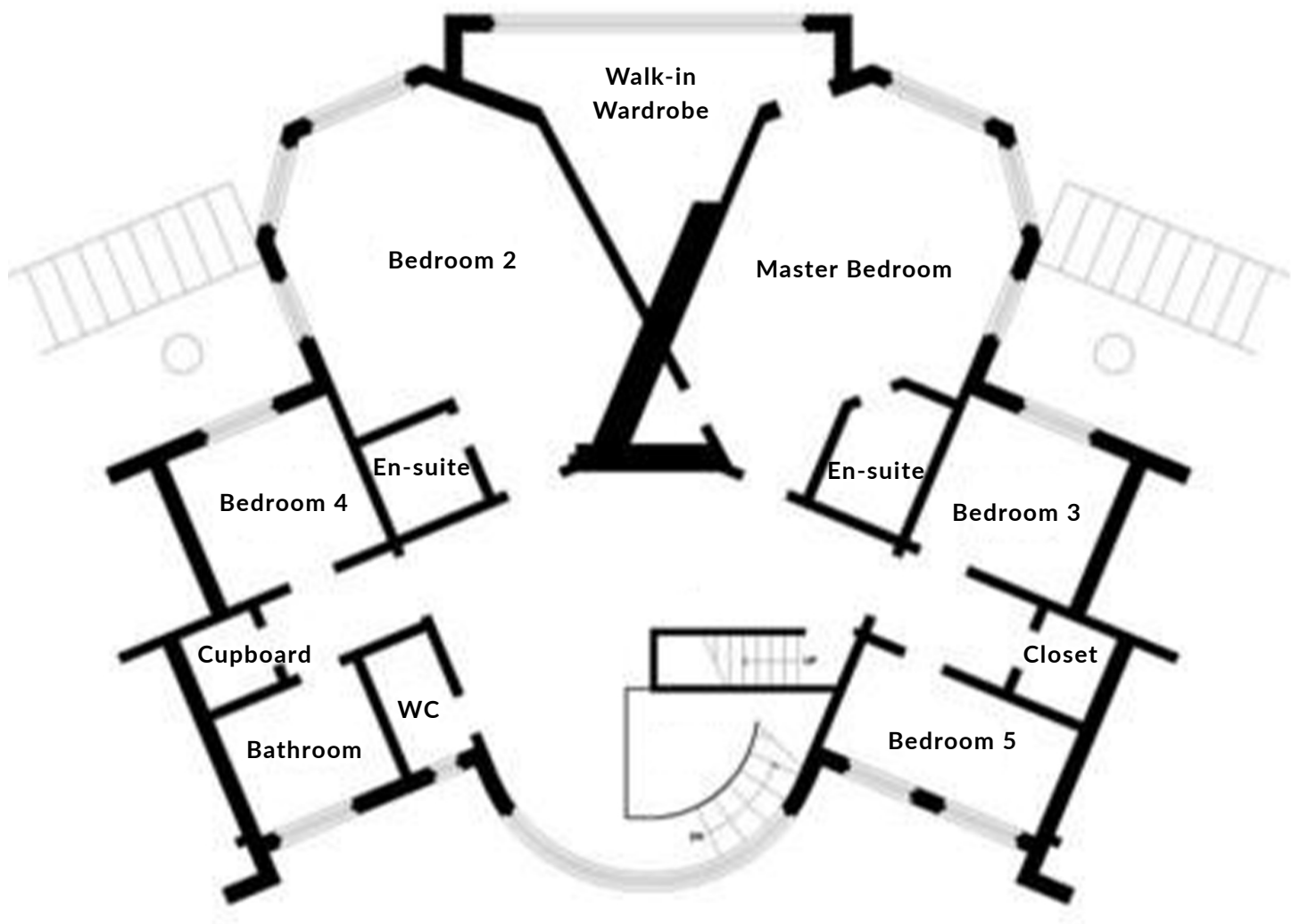


Approximate Dimensions (Taken from the widest point)

Ground Floor

Lounge	7.00m (23') x 5.30m (17'5")
Kitchen/Diner	7.30m (23'11") x 3.90m (12'10")
Family Room	7.00m (23') x 5.30m (17'5")
Conservatory	3.90m (12'10") x 2.90m (9'6")
Bar	3.90m (12'10") x 3.50m (11'6")
Boot Room	2.60m (8'6") x 2.50m (8'2")
Office	3.90m (12'10") x 2.90m (9'6")
Utility Room	2.40m (7'10") x 1.70m (5'7")

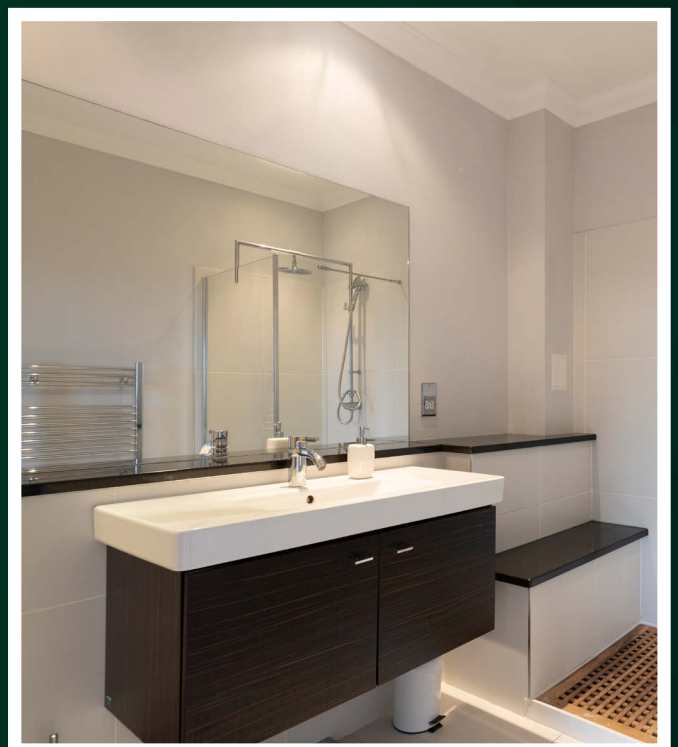


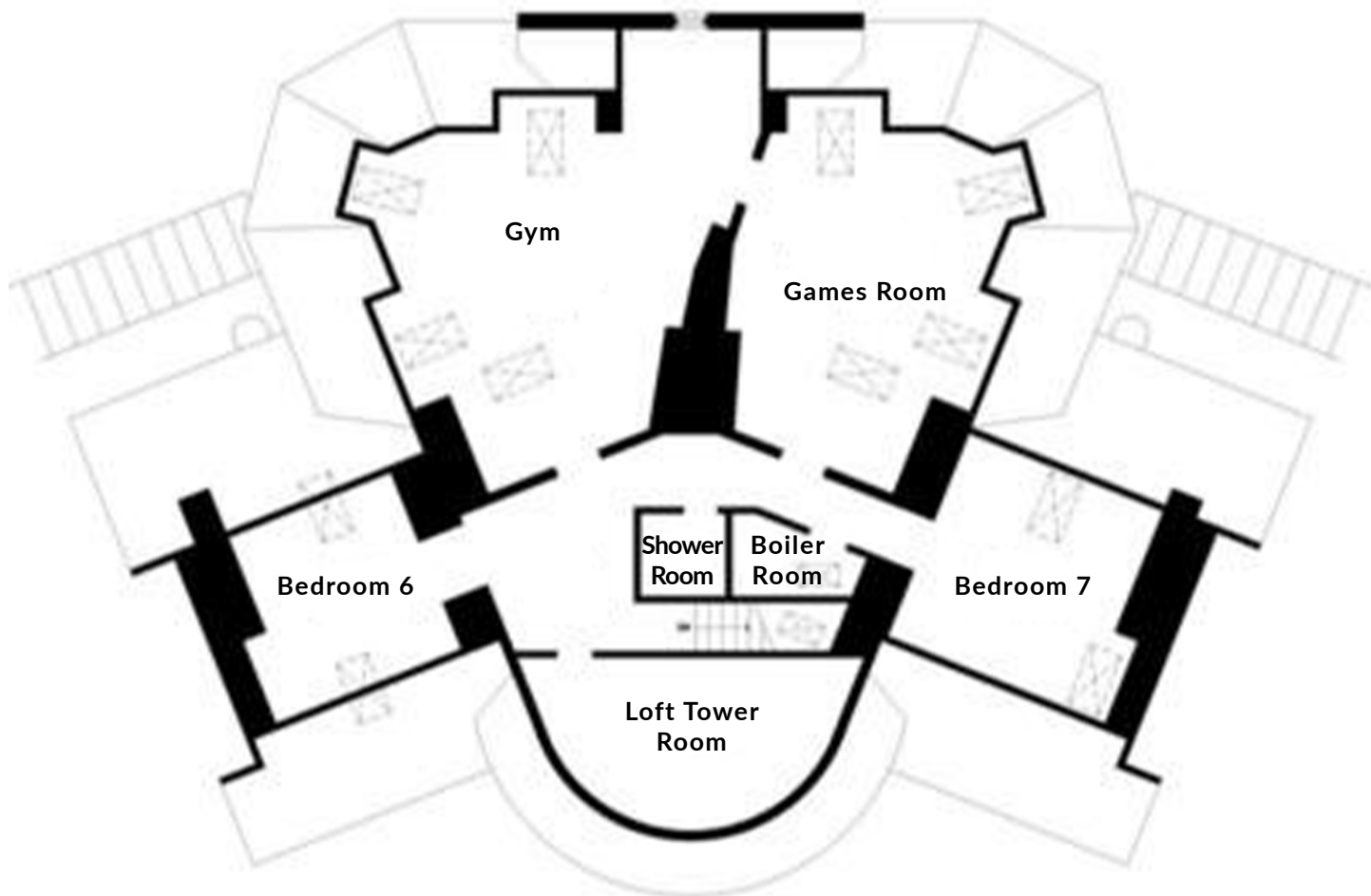


Approximate Dimensions (Taken from the widest point)

First Floor

Master Bedroom	7.20m (23'7") x 5.30m (17'5")
En-suite	2.92m (9'7") x 2.11m (6'11")
Bedroom 2	7.20m (23'7") x 5.30m (17'5")
En-suite	2.12m (6'11") x 2.10m (6'11")
Bedroom 3	3.98m (13'1") x 2.86m (9'5")
Bedroom 4	3.98m (13'1") x 2.87m (9'5")
Bedroom 5	4.67m (15'4") x 2.55m (8'4")
Bathroom	2.90m (9'6") x 2.54m (8'4")





Approximate Dimensions
(Taken from the widest point)

Second Floor

Bedroom 6	4.82m (15'10") x 4.27m (14')
Bedroom 7	4.14m (13'7") x 3.68m (12'1")
Games Room	6.40m (21') x 5.12m (16'10")
Gym	7.16m (23'6") x 6.98m (22'11")

Gross internal floor area (m²): 481m²

EPC Rating: E





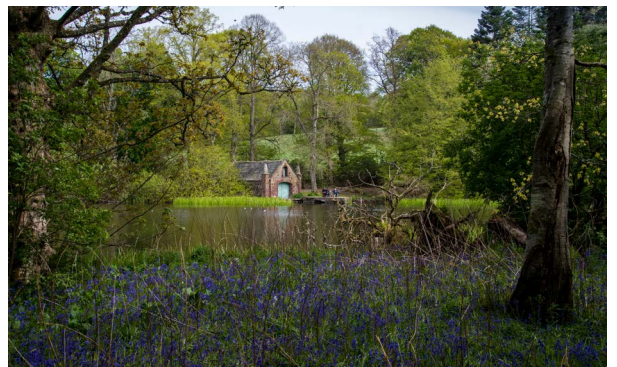
The extensive gardens to the front of the house are south facing, with an imposing staircase leading down to the main lawn areas, bordered by a fenced on all sides with beautiful mature trees and a variety of mature shrubs and plants. A large stone patio area across the front of the property is accessed from the various ground floor rooms, with multiple seating areas and is perfect for entertaining some alfresco dining or just relaxing and enjoying the sun. To the rear of the property there is private parking for at least 6 vehicles with further secure parking in the large purposely built stone and slate double garage, the garage has power, water and light, with recently added electrical rollers doors and alarm system.

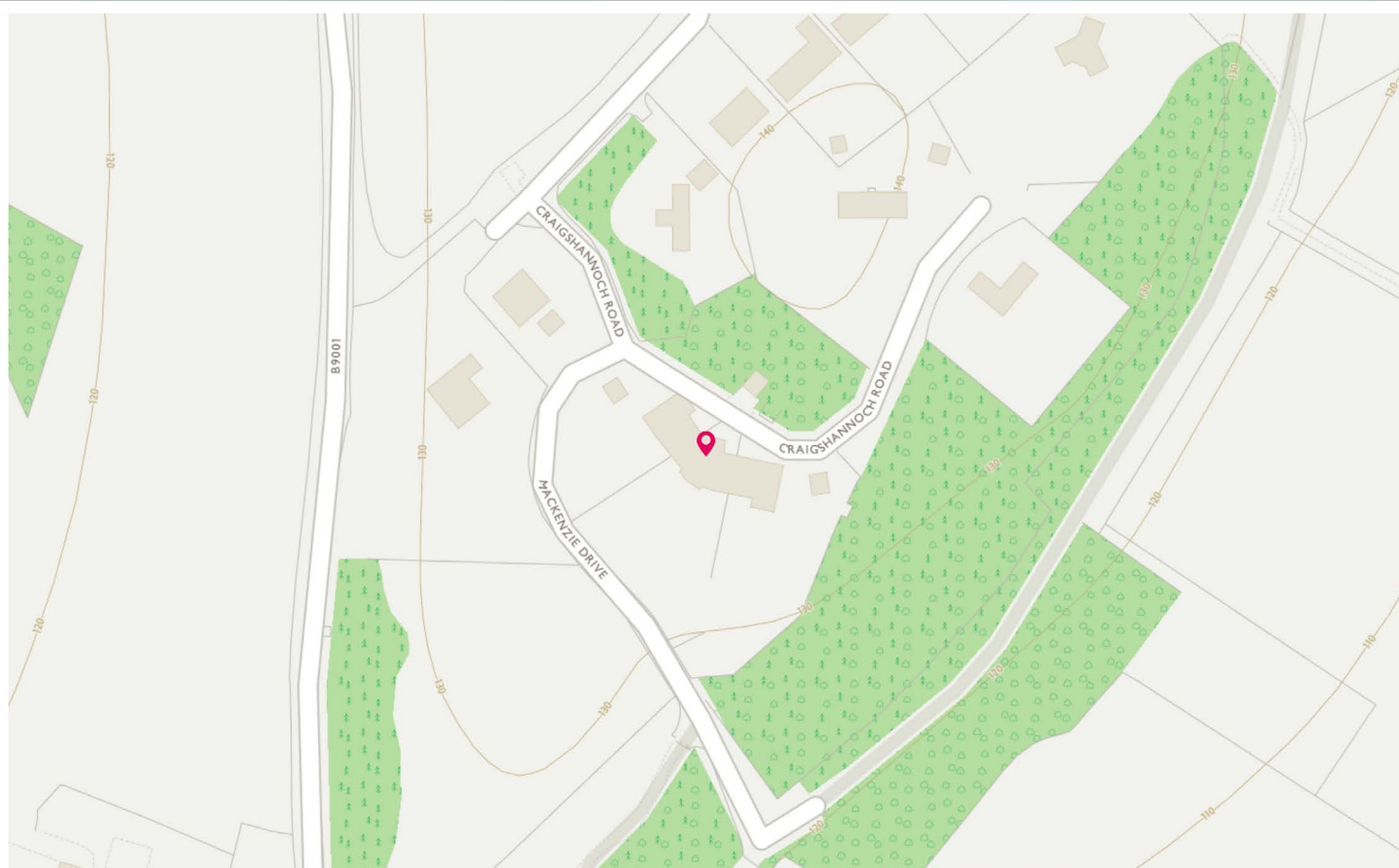


The Exclusive Daviot Estate has been sympathetically developed over recent years to create a selection of unique converted Historic Listed Buildings and beautiful new detached villas on the edge of the popular village of Daviot and located approximately 4 miles north of Inverurie. The overall development of the Estate, forest and meadow policies has been commended by the Architectural Society of Scotland. Within the Estate, there are relaxing woodland walks, and the village can be accessed on foot to local amenities. Daviot has a strong sense of community spirit and is 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, with secondary education provided at Inverurie or Meldrum Academies.

Within the thriving market town of Inverurie there are numerous recreational facilities available locally, gymnasiums, swimming pool, a multitude of outdoor pursuits including horse riding, country walks, mountain bike trails, fishing on the local rivers, with fantastic golf courses in the area.

All the normal facilities one would expect can be found in Inverurie a fantastic choice of pre-school, primary school and higher education. Several banking options, major NHS health centres, local shops, post office, major supermarkets, restaurants, cafés, a multitude of tearooms, delicatessens, hotels and pubs, all of which add to the appeal of this area.





McEwan Fraser Legal
Solicitors & Estate Agents

Tel. 0131 524 9797
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available



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.