

Dunlukin

Cammachmore, Stonehaven, AB39 3NQ




McEwan Fraser Legal
Solicitors & Estate Agents



“Dunlukin” feels calm – wrapped in an envelope of private space, “one of a kind”; a unique bespoke design constructed to the highest specifications, with quality materials evident at every turn of this distinctive property.

Dunlukin sits on a sizeable 1.5-acre elevated plot and is presented to the market in a pristine walk-in condition, with generous room sizes over two floors that allow for modern-day and versatile family living. Immaculate decor in fresh neutral tones, with quality floor coverings, fixtures and fittings offering luxury and comfort throughout – several are specially commissioned. Further benefitting from double glazing with gas central heating. Its spacious living accommodation (291m²) makes it ideal for those looking for a one-of-a-kind property in a beautiful, peaceful setting. The standard of this home will be challenging to match and requires first-hand viewing to appreciate the versatile living accommodation; it would suit the young family with room to grow plus work-from-home capacity or the extended family.





The property consists of a front porch to a long hallway that leads to all accommodation, a bespoke luxury kitchen that draws light from the hallway and the conservatory. The kitchen is open plan with an exposed beam high ceiling - patio doors open to the conservatory.

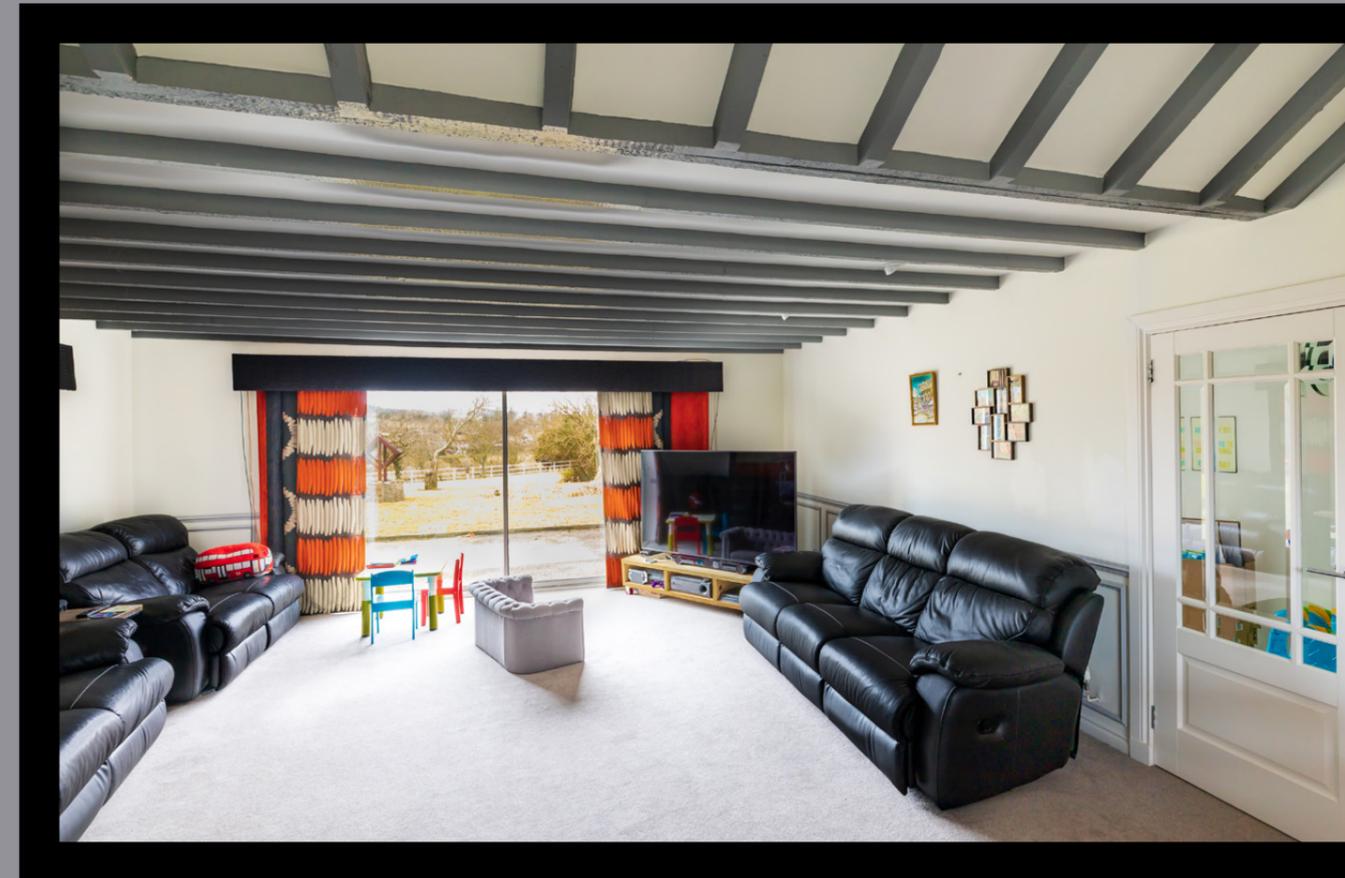
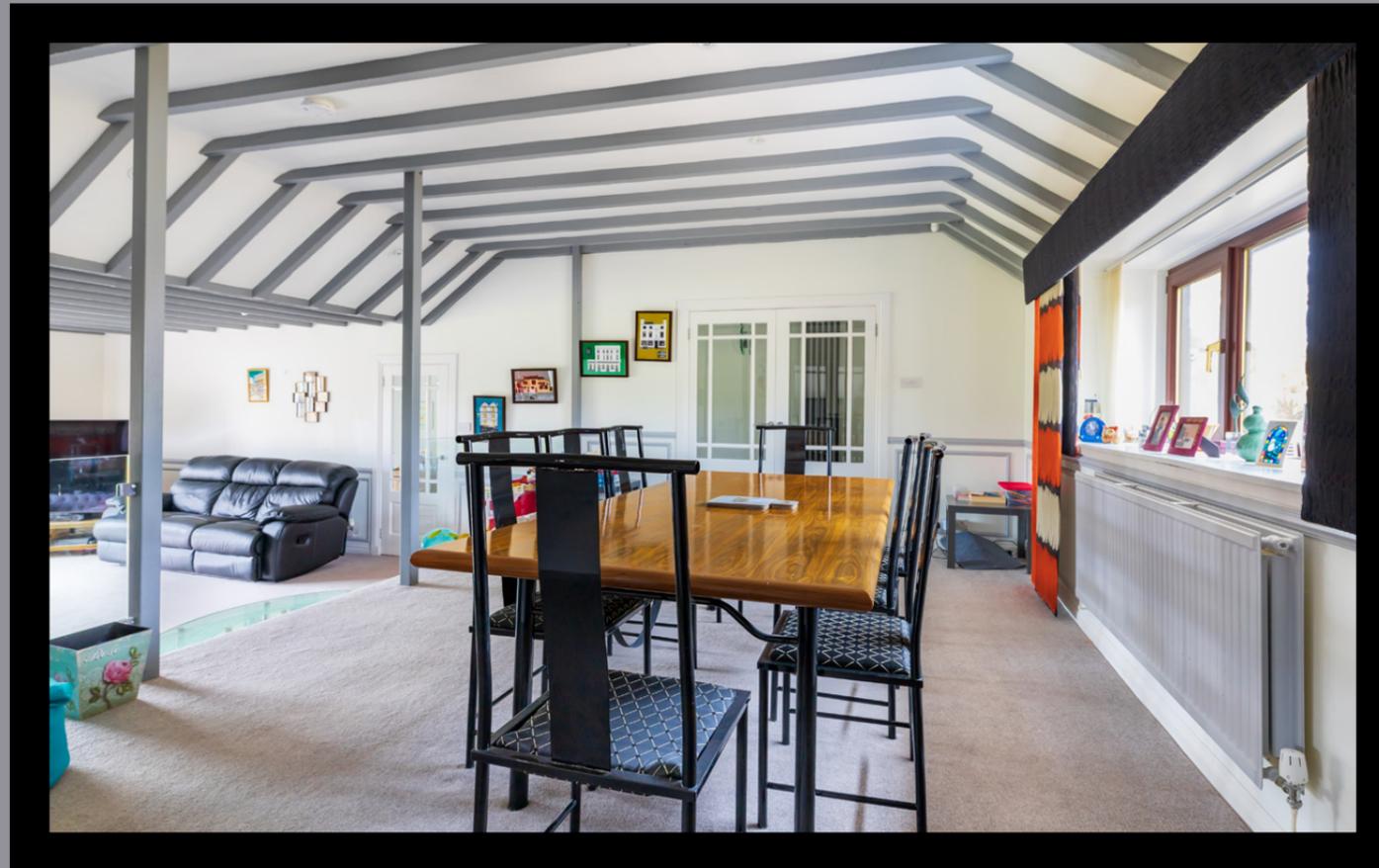
The kitchen benefits from multiple fitted units and premium integrated appliances, including a wrap-around breakfast bar. Stepping down from the kitchen patio doors into a remarkable high-impact living space, the circa 25m² conservatory, with extensive views across the 1.5-acre grounds.





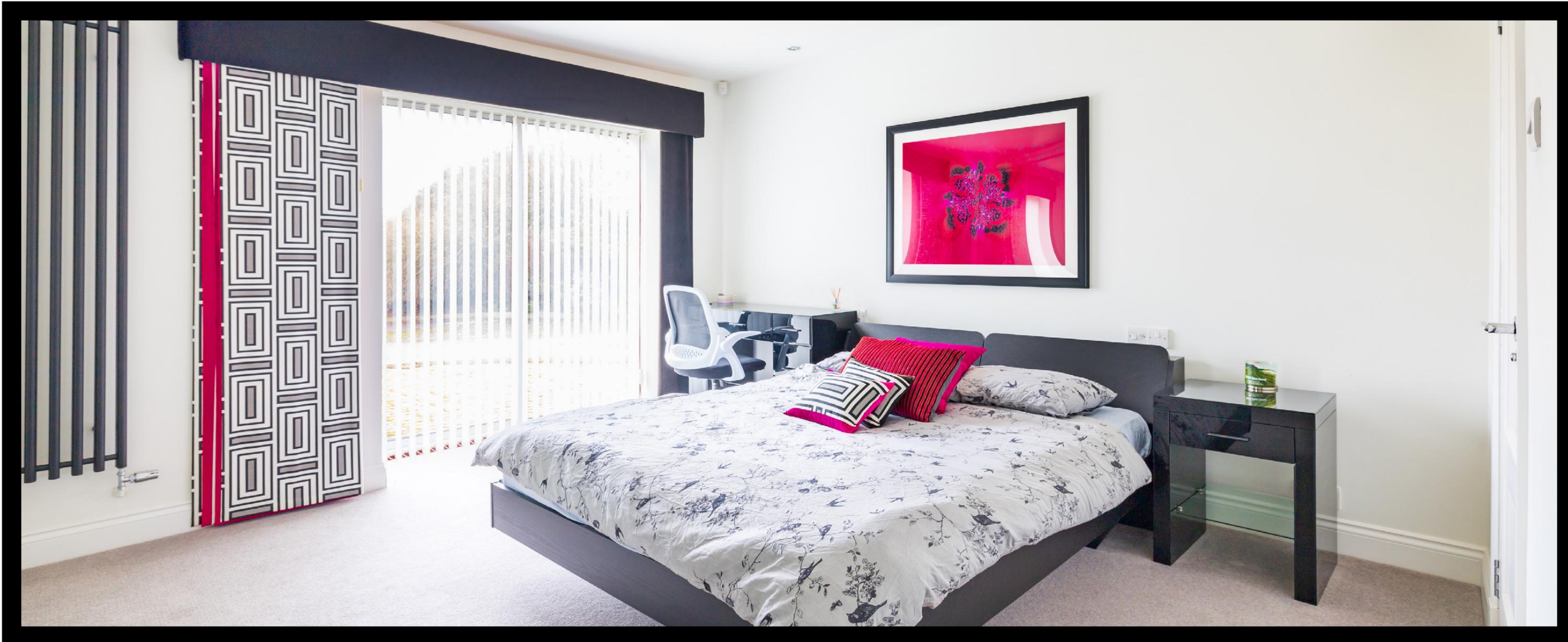


Continuing clockwise from the kitchen, an extensive lounge and formal dining area are awash with natural sunlight from dual-aspect windows and 3/4-width patio doors on the rear of the property. An exposed beam vaulted ceiling adds to the impact of this living space. Feature glass steps connect the split-level dining area and lounge. Off the dining area is a sizeable high-ceiling room that currently functions as an office/gym; however, it could easily be re-rolled for extended family/assisted living or similar.



OPEN PLAN LOUNGE/DINER

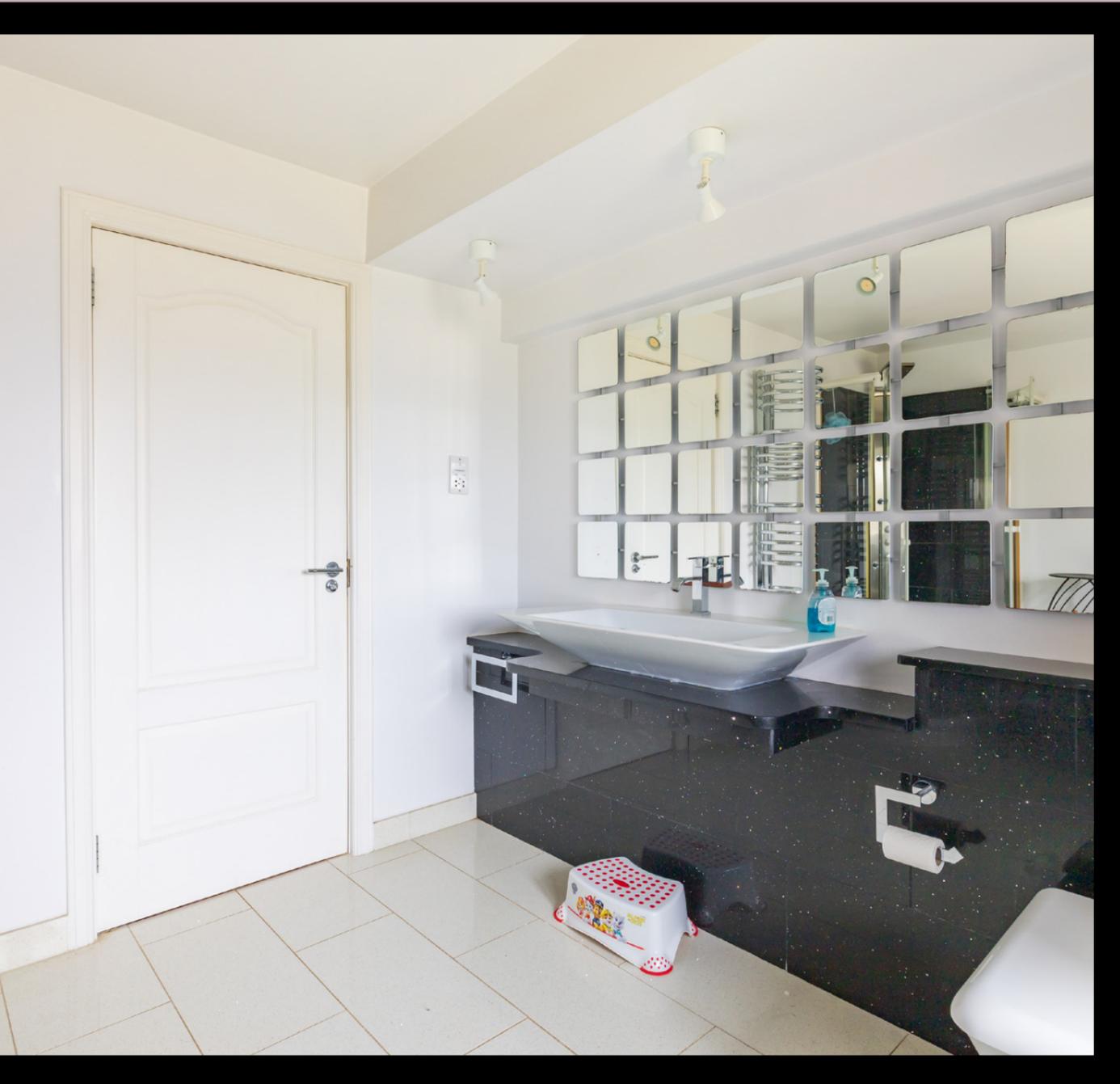




The ground floor also has three double bedrooms (one with an en-suite), all with storage, plus a large family bathroom with a separate corner bath and rainfall shower with a bespoke heated towel rail that completes the ground floor.

A beautiful exposed glass staircase leads to the upper floor, where you have the main bedroom, a sizeable space full of light from triple bay windows. The split-level en-suite double shower, extensive storage and heated towel rail complete the property. Moreover, ample storage cupboards and wardrobes are available throughout the property and bedrooms.

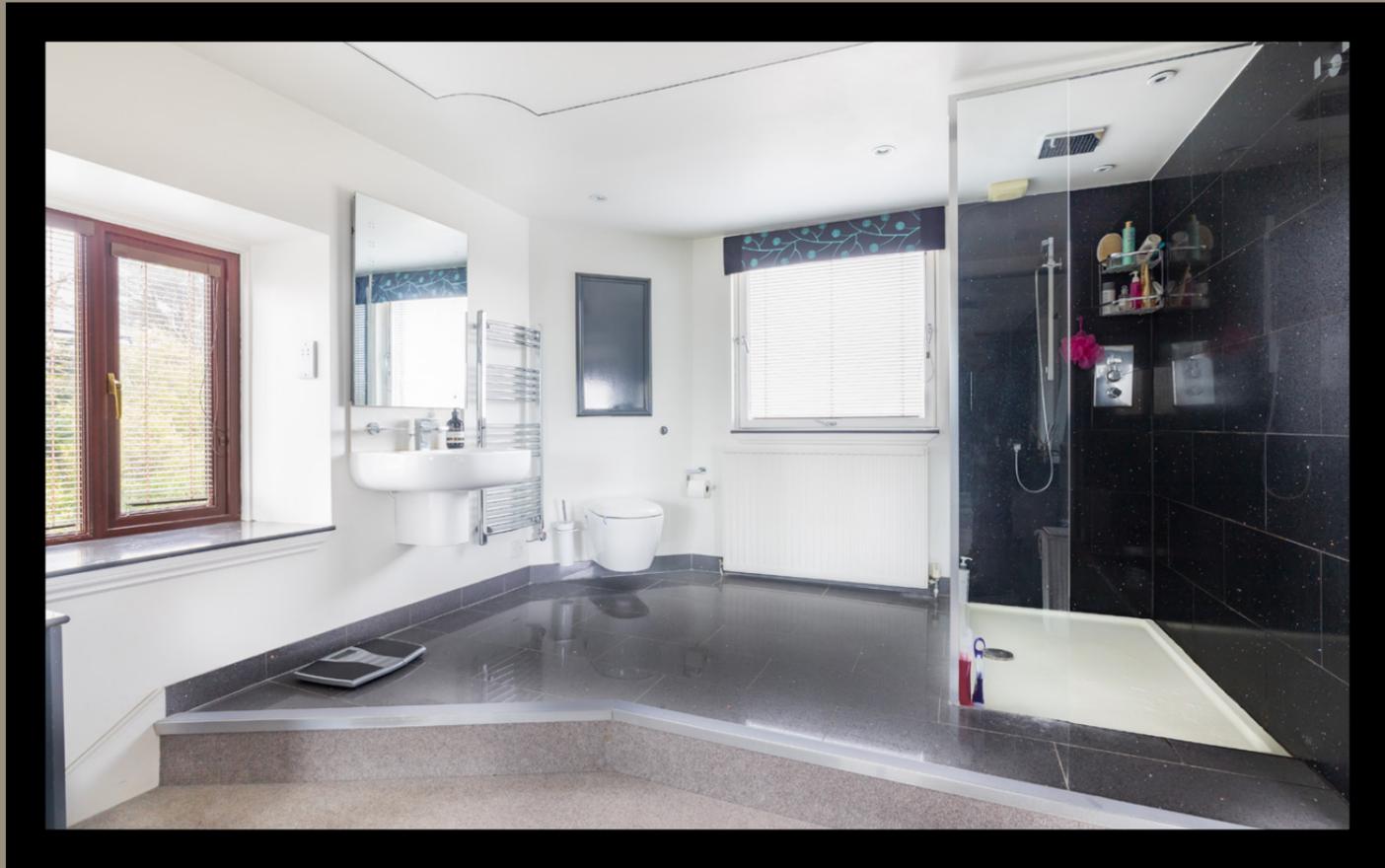




THE BATHROOM







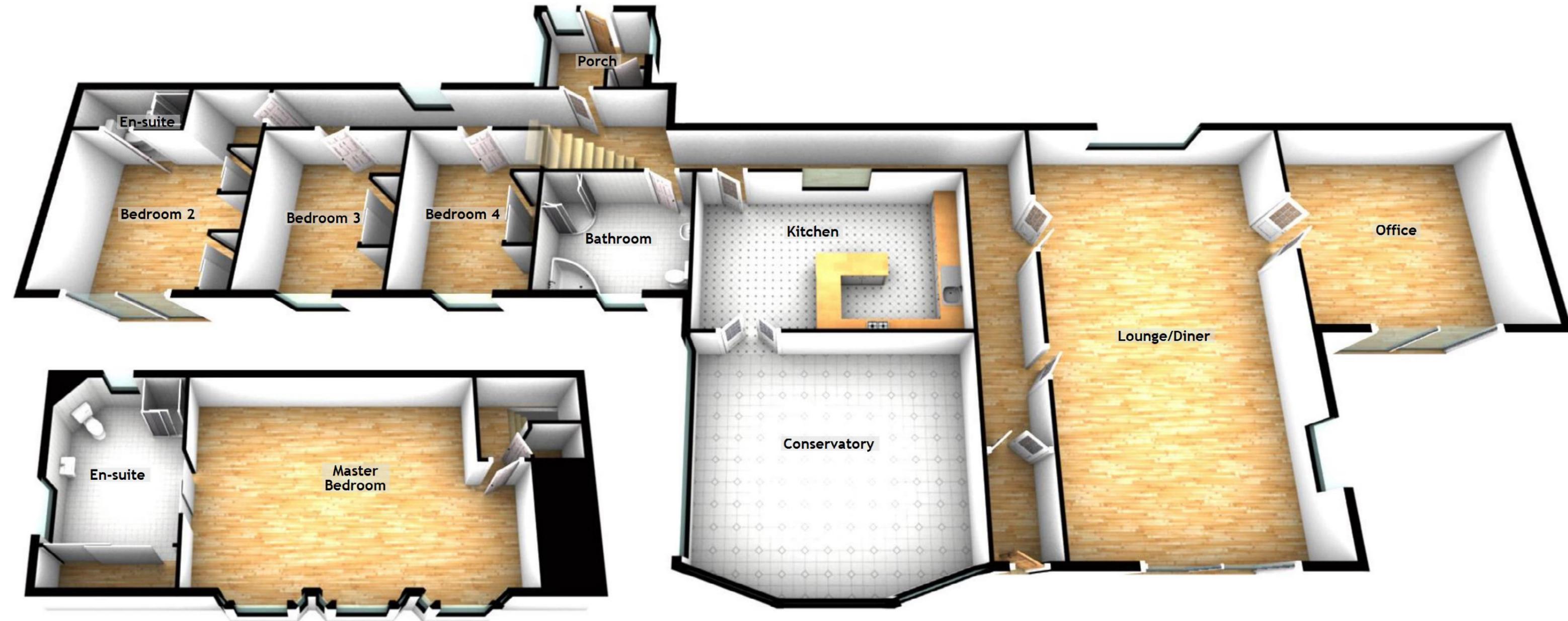
MASTER EN-SUITE

Approximate Dimensions
(Taken from the widest point)

Lounge/Diner	9.80m (32'2") x 5.70m (18'8")
Kitchen	6.10m (20') x 3.80m (12'6")
Conservatory	6.10m (20') x 5.50m (18')
Office	5.30m (17'5") x 4.80m (15'9")
Master Bedroom	7.75m (25'5") x 5.00m (16'5")
En-suite	4.00m (13'2") x 3.00m (9'10")
Bedroom 2	5.10m (16'9") x 4.40m (14'5")
En-suite	2.50m (8'2") x 1.00m (3'3")
Bedroom 3	4.00m (13'1") x 3.30m (10'10")
Bedroom 4	4.00m (13'1") x 3.10m (10'2")
Bathroom	3.40m (11'2") x 2.90m (9'6")

Gross internal floor area (m²): 291m²

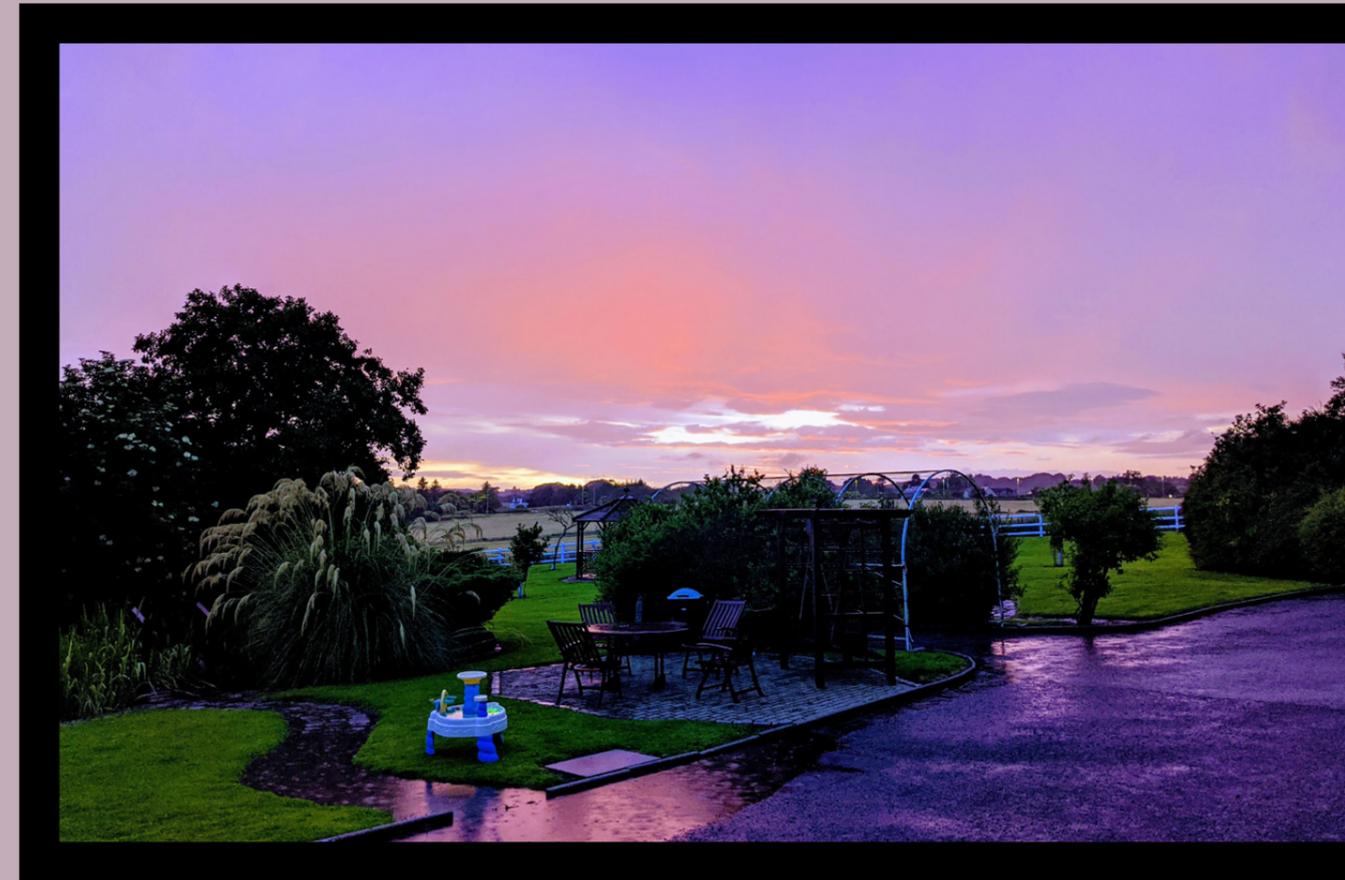
EPC Rating: D





The extensive garden grounds of approximately one and a half acres are predominantly - laid to lawn with a white fence border. The remainder benefits from various shrubs, plants, seasonal flowers and trees. Multiple seating areas allow you to track the sun throughout the day. The extensive tarred driveway that leads to the rear of the property provides parking for many vehicles. Finally, there is a vast pitched roof stone construction double garage with a three-phase electric circuit.





PROPERTY VIEWS

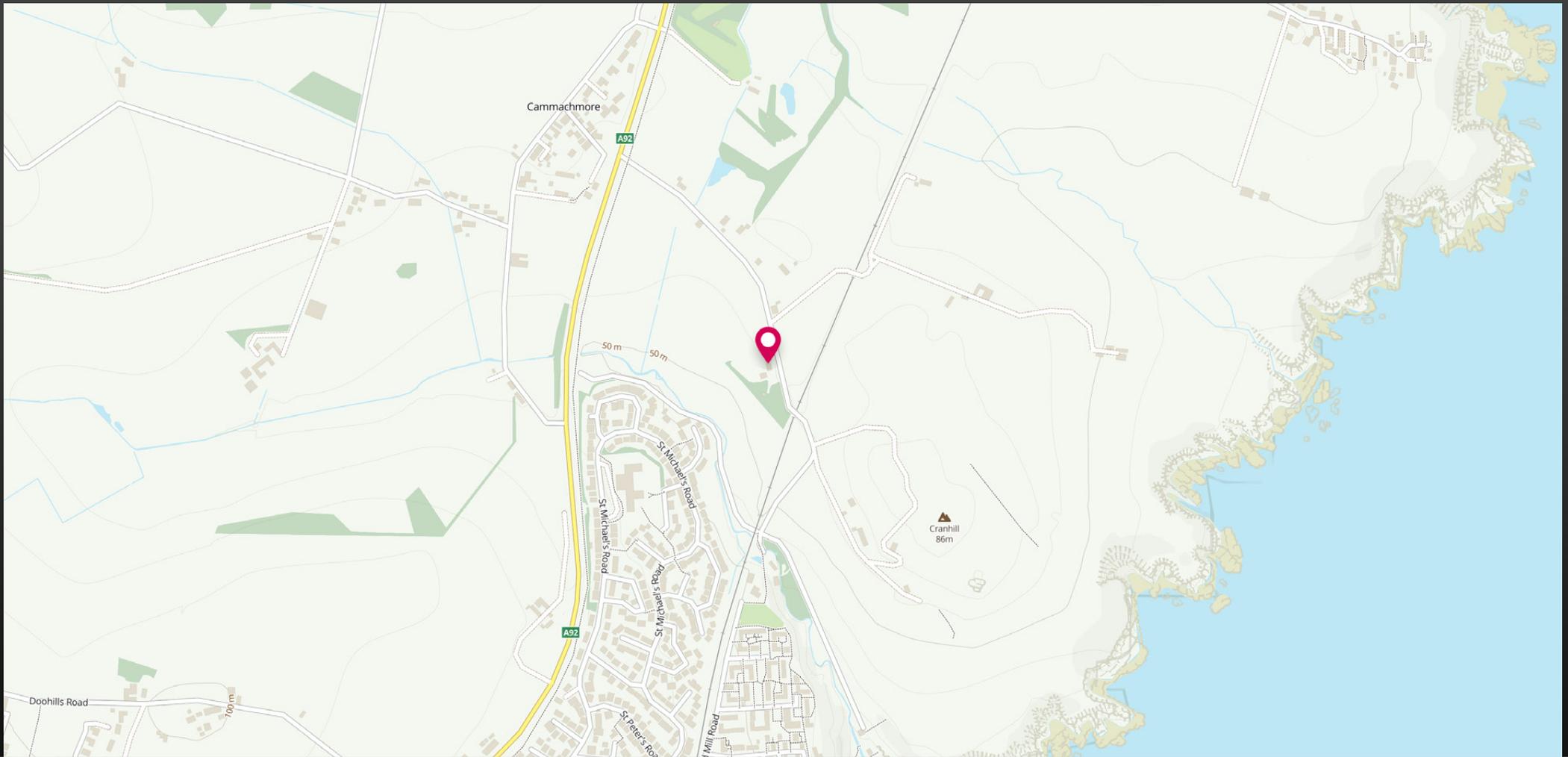


CAMMACHMORE PORT

This impressive detached property is located in the hamlet of Cammachmore and easily commutable to Aberdeen, just ten miles to the north and within easy reach of Stonehaven 7 miles. Nearby Newtonhill has several local amenities and a short walk to a Tesco Metro store; there are also other small local shops, a pharmacy, Post Office, a library and two public houses. Pre-school and primary schooling are available in the village, with secondary education available at Portlethen.

The area is well-serviced by regular public transport, with the A90 road functioning primarily as a commuter town to Aberdeen and other business hubs, making it particularly convenient for those commuting to the commercial areas of Tullos and Althens.

Aberdeen provides all that one would expect from modern-day city living, including great shopping, pubs, restaurants, fantastic theatres and cinemas, with superb recreational and leisure facilities. The city offers excellent bus and rail service, with national and international flights from Dyce Airport. The East Coast Rail Network operates from Aberdeen, linking the central belt and beyond.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01224 472 441

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.



Text and description
SCOTT MARSHALL
Surveyor



Layout graphics and design
ALAN SUTHERLAND
Designer