



Milton Of Leask

SLAINS, ELLON, ABERDEENSHIRE, AB41 8JS

The Property

MILTON OF LEASK

McEwan Fraser Legal is delighted to offer this 5-bedroom traditional stone and slate detached farmhouse Milton of Leask which has been extended and refurbished to the highest of specifications, with the quality of workmanship being evident at every turn. Offering spacious and versatile living accommodation over two floors, presented to the market in an immaculate walk-in condition. Further benefitting from many stylish fittings and finishings and fresh neutral decor, full double glazing, air source heating system and underfloor heating throughout the ground floor.

This substantial property with its stunning location, overlooking wildlife ponds and distant views to Bennachie, will make a superb family home and has significant potential as a commercial farm or equestrian centre.

Early viewing recommended.





The front entrance leads through the vestibule which opens into an impressive open plan kitchen and family room which is undoubtedly the heart of the house. The bespoke kitchen has decorative Karndean flooring with underfloor heating and multiple wall and base mounted units with marble work surfaces and a Dekton (by Consentino) oval island fitted with two KitchenAid induction hobs and an AEG overhead extractor hood. An additional induction Siemens Hob and oven, Bosch Larder fridge and large built-in Bosch Fridge/Freezer complete this well-equipped kitchen. The kitchen connects to a utility room completed in 2013 which has a guest cloakroom and a boot room. The family room leads through to the conservatory, with fine views to the south and east. A Morso wood burning stove divides the conservatory and a bespoke Neville Johnson home office.











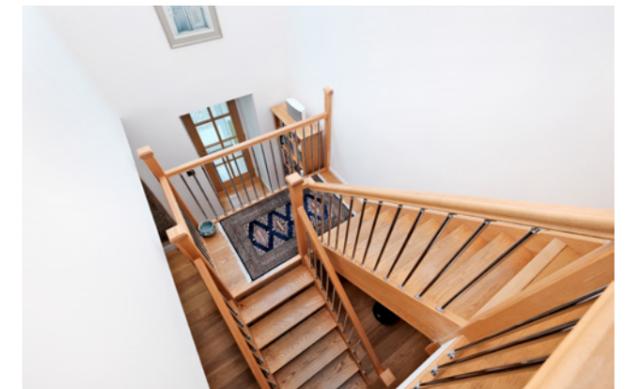


Double doors lead to the dining room and then onward towards further double doors to the dual-aspect drawing room with oak floor, raised sandstone fireplace with fitted Morso wood burner and triple aspect bay windows. An additional guest cloakroom completes the downstairs accommodation.





An open tread solid ash staircase with chrome balustrades leads to the first floor. The galleried landing leads to the master bedroom which has a luxury ensuite bathroom with a Villeroy & Boch Spa bath and separate shower. There are three additional large double bedrooms, two with ensuite shower rooms and large double wardrobes and one single bedroom with a recently installed ensuite. There is an abundance of storage cupboards throughout the property.





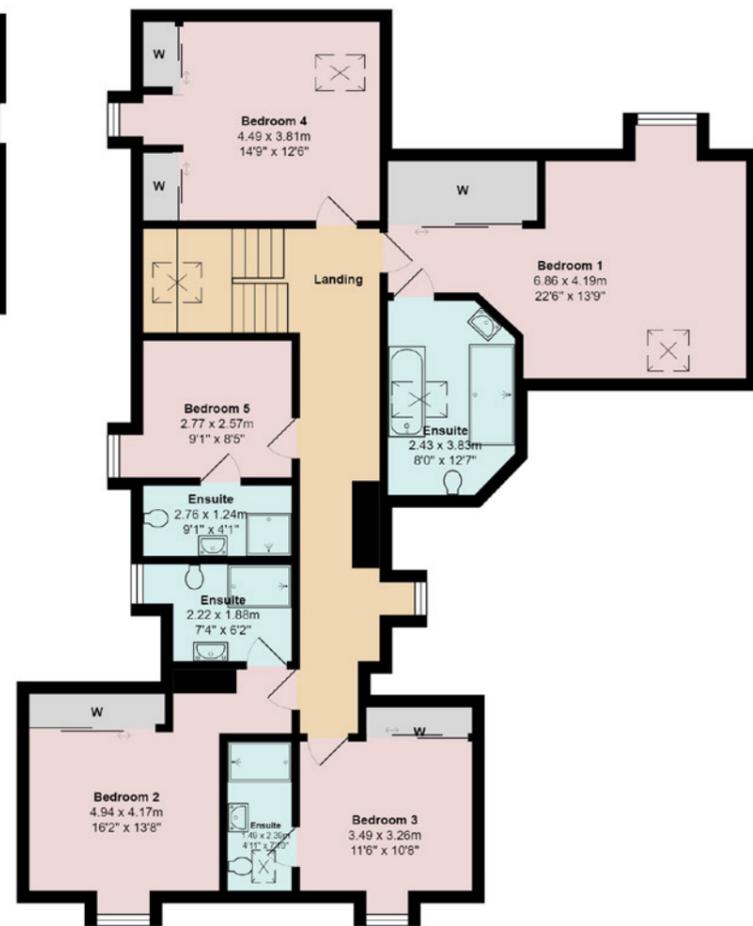




The Details

Internal floor area (m²): 397m²

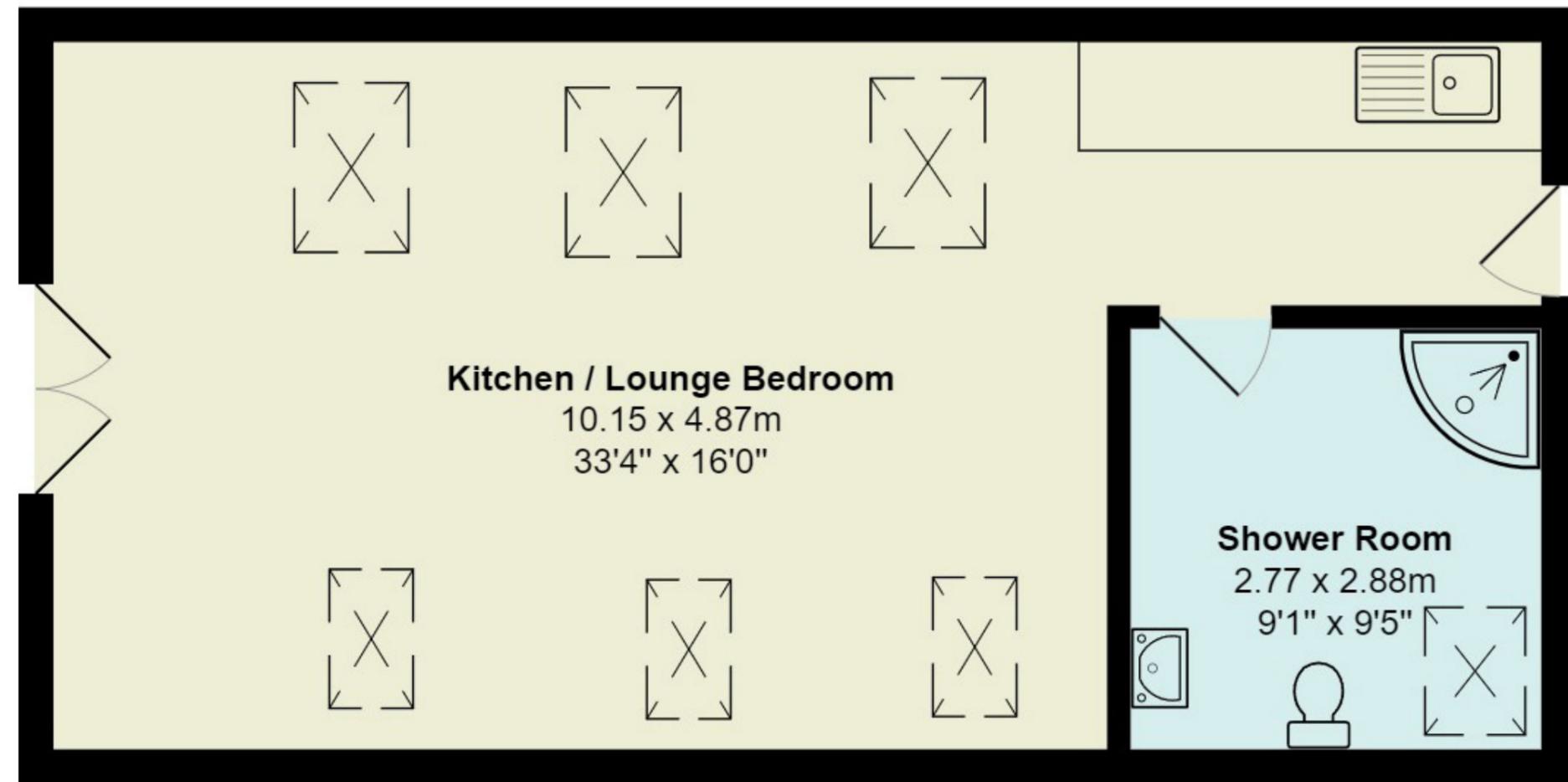
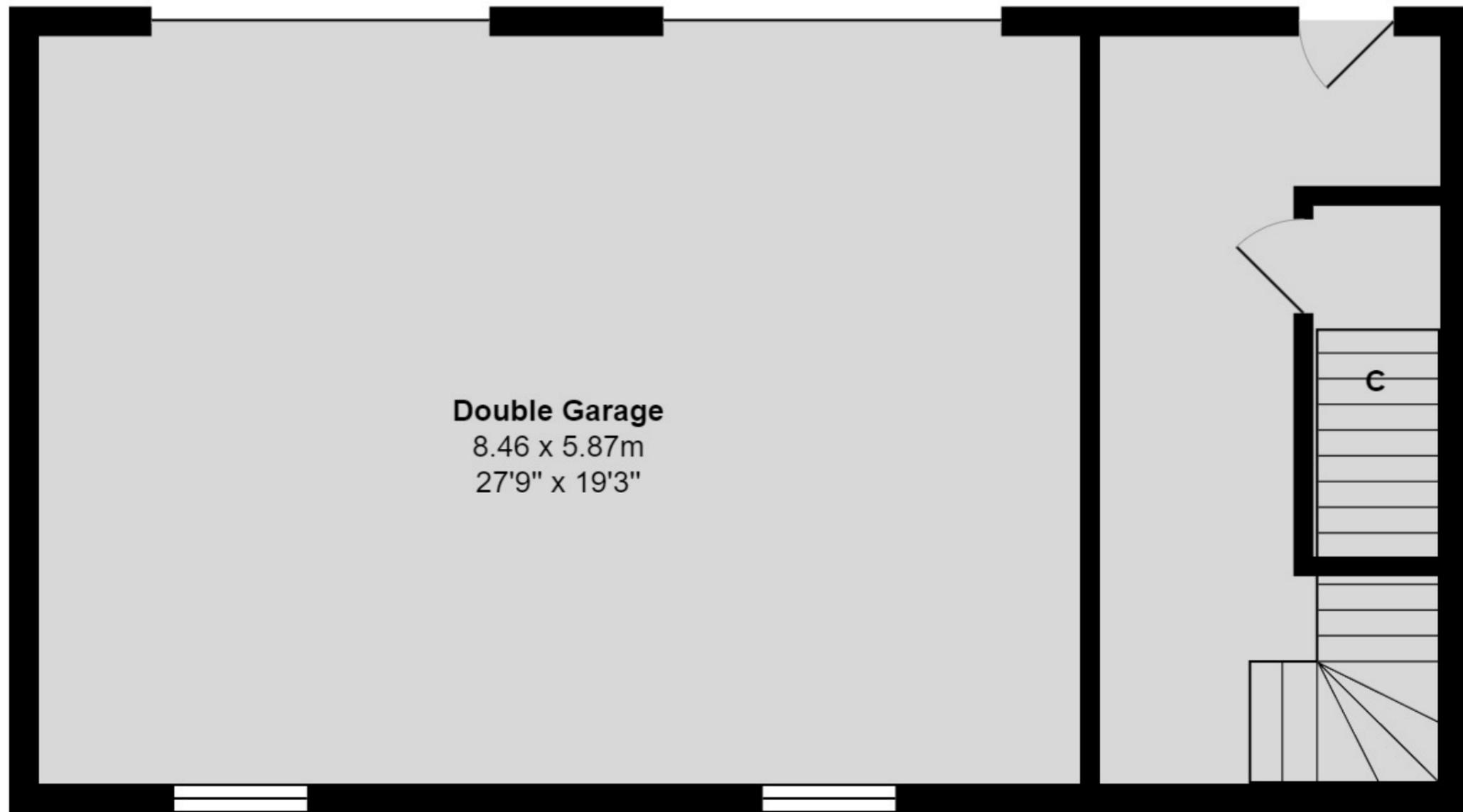
EPC Rating: C



Within the main garden grounds, adjacent to the house there is an extensive double garage with remote controlled power doors. A separate door leads upstairs to the self-contained accommodation above the garage, which also has power and light. This studio flat benefits from immaculate décor, full double glazing, and oil-fired central heating and its own dedicated superfast broadband. Interior consists of open plan kitchen and lounge area with a work space and two beds, with French patio doors and a Juliette balcony with views across the fields to the wildlife ponds. A modern shower room completes the accommodation. The property has mains electricity, mains water drains consist of a septic tank to soak away, and heating consists of a ground source system in the main house (enhanced by FAR IR radiators) and oil fired in the annex.



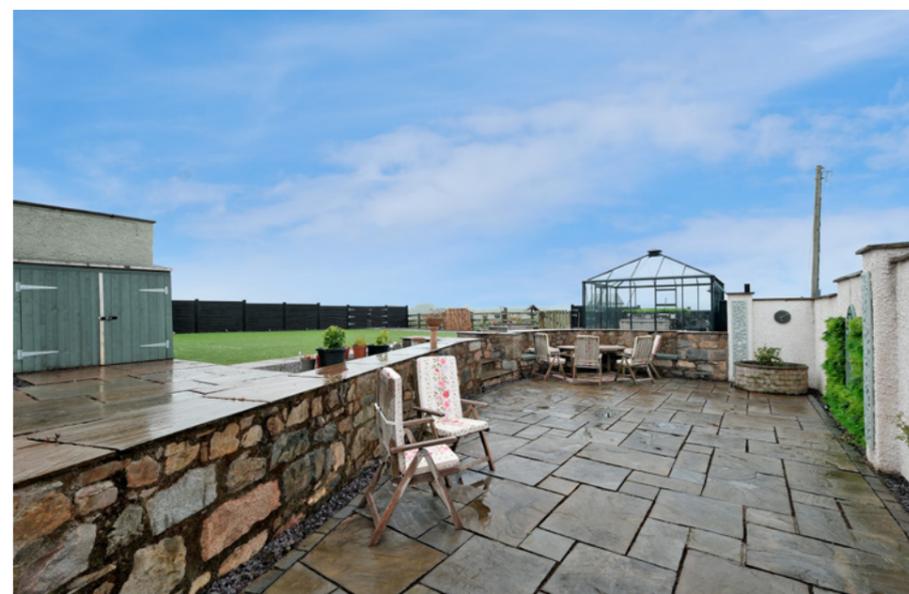




The tarred drive leads through the young trees with neatly trimmed grass verges, to the property where you will find plentiful outside parking with a large double garage equipped with two electric up and over doors.

A path leads around the property and down through the lush front gardens to the two large wildlife ponds with a jetty leading out to a decked area and summer house.







In and around the enclosed gardens there are well-stocked raised beds with multiple shrubs, plants and seasonal flowers.

At the rear of the property there is a dog grooming cabin, tool shed, log store, greenhouse and chicken coop. A recessed area provides a large entertainment space perfect for alfresco dining.

To the side of the property there are extensive equestrian facilities that include a modern steel framed shed 24m by 15m that has power, light, and mains water. Inside there are four Hancox stables 3.6m x 3.6m, a tack room and a workshop. Adjacent to the end of the building is a lean-to-style hay store. A fenced sand school completes the equestrian facilities. In addition, there is a large polytunnel which also has water and electricity.





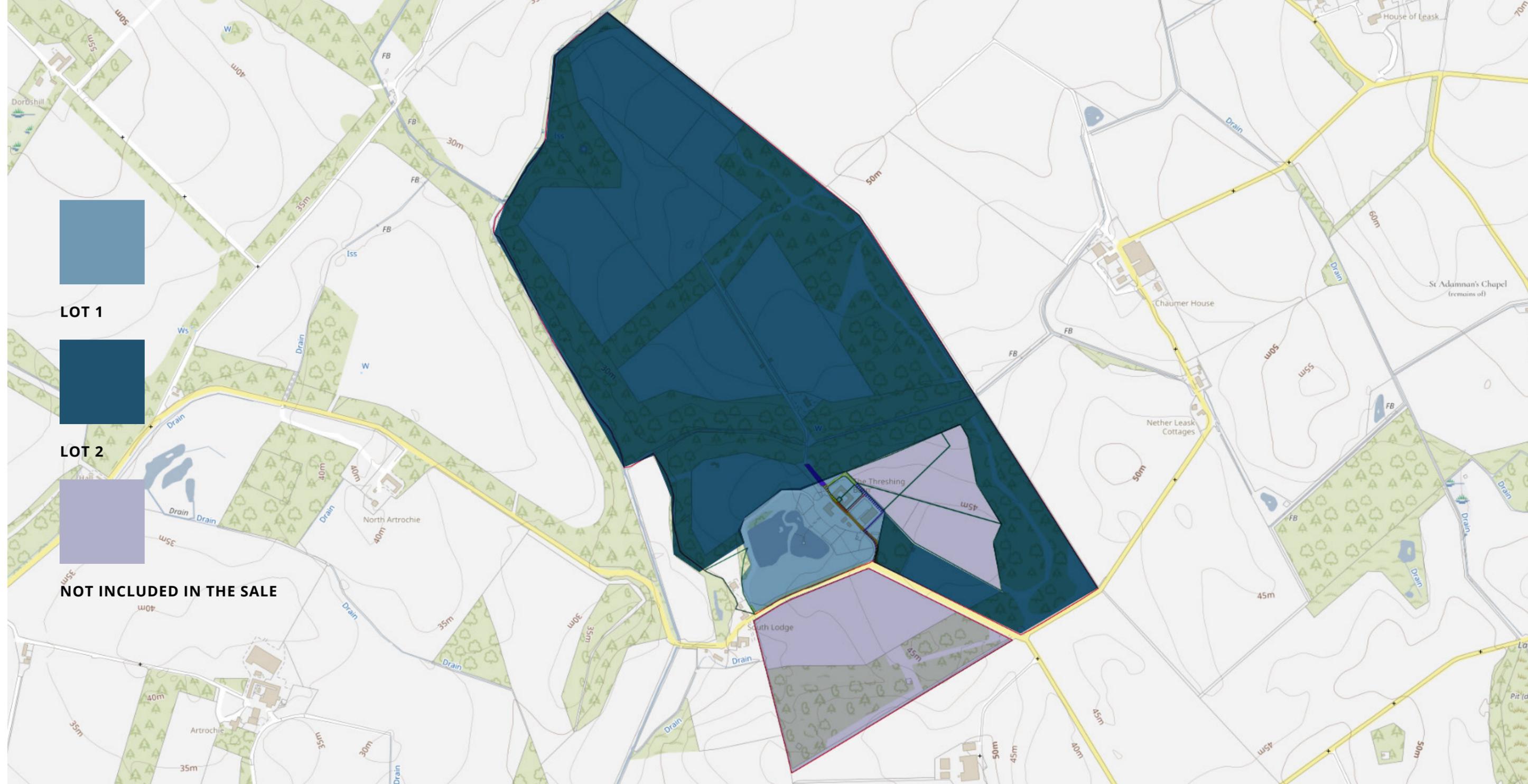
LOT 1

House plus Policies which include Barn, Sandschool, SP Field, SP.

LOT 2

The woodlands are planted with a mixture of native broadleaves and most of the area is deer fenced. A path network runs through the woodlands, which are ideal for hacking, and could be developed to incorporate a cross country course.

The fields consist of arable land and pasture; recently rated as class 3.1 by the National Scale Land Capability for Agriculture. In addition there is a 18.29m x 12.19m steel portal frame building with electricity and water.



The Location

ELLON, ABERDEENSHIRE

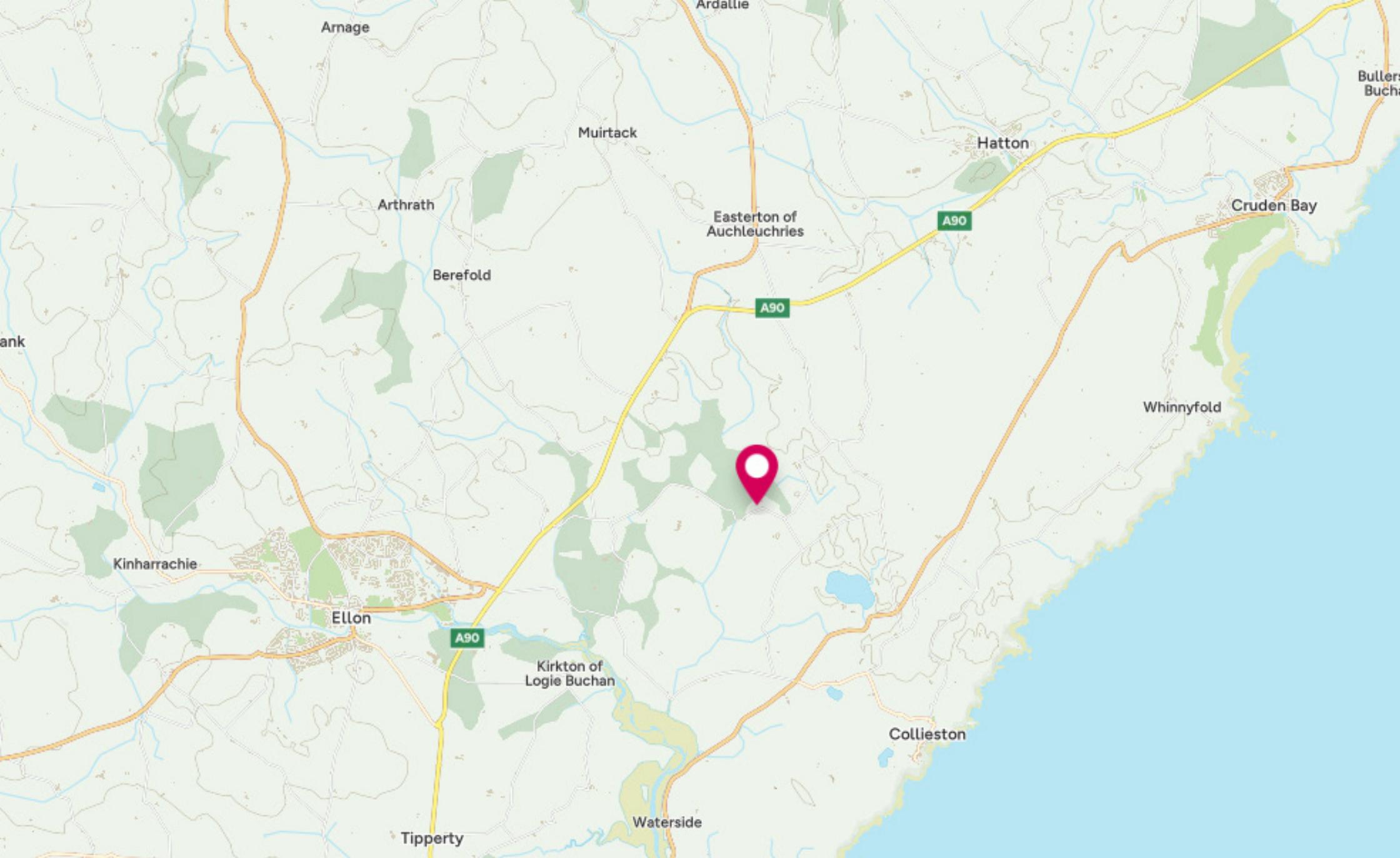
Milton of Leask is situated in the Heart of Aberdeenshire an area of renowned mixed livestock and arable farming and exceptional beauty. The country town of Ellon is approximately 4 miles west and is bypassed by the A90 road which offers convenient and direct routing to Aberdeen in the south and Peterhead and Fraserburgh in the north.

Ellon has a good academic reputation with a choice of primary schools in the area with secondary education available at the Ellon Academy Community Campus which also comprises sports and recreation facilities, with a swimming pool. Locally there are numerous leisure and outdoor pursuits available, including several immaculate 18-hole golf courses all within a short drive of this property.

All the normal amenities one would expect from a vibrant small town are readily available, including an NHS health centre, specialist small shops, a post office, several banking options, restaurants, cafés, pubs and major supermarkets.







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