



HILL OF MENIE FARMHOUSE

Balmedie, Aberdeen, Aberdeenshire, AB23 8YD


McEwan Fraser Legal
Solicitors & Estate Agents

Occupying a delightful location close to the expanding village of Balmedie, this substantial four bedroom detached farmhouse and adjoining self-contained granny annexe offers an excellent level of accommodation.

Standing within beautifully established grounds of approximately 1 acre, this property allows the prospective purchaser an ideal opportunity to reside in tranquil surroundings with panoramic views across open fields towards the sea. With easy access to the new Aberdeen Western Peripheral Route makes commuting to Aberdeen, Bridge of Don, Dyce, Inverurie, as well as towns to the west of the city and major road links north and south. Trump International Golf Course is a very short drive from the property.

Balmedie is a quiet, peaceful village with a strong sense of community spirit. There is a wide range of amenities available; pre-school and primary schooling, a variety of local shops, including a small supermarket, post office, pharmacy along with a leisure centre, public bar and restaurant.

Balmedie is renowned for its scenic beach and Country Park providing facilities within the dunes for visitors, including parking, toilets, wooden walkways across the sands and streams, with picnic and barbecue areas. The park is often used by horse riders as a starting/finishing point for beach rides, with room to park a horsebox or trailer the beach and sand dunes stretch for a distance of 14 miles to the North.

The city centre of Aberdeen is approximately 9 miles South of the property, easily commutable and well served by regular local transport. The city offers excellent bus and rail service with national and international flights being provided from Dyce Airport.



Hill of Menie Farmhouse has been thoughtfully refurbished and upgraded to the highest of specifications. The property offers extensive accommodation over two levels.

The main accommodation has 4 bedrooms with a beautiful atrium and sunroom which connects to the self-contained one bedroom annexe, an ideal independent living space. To the rear of the property is a large workshop/garage with storeroom and WC and kitchen. An office block with classroom offers excellent commercial potential. It benefits from full double glazing, gas central heating and is protected by CCTV cameras.

Viewing is essential to fully appreciate the capacious accommodation on offer, together with its truly unique setting and excellent business opportunity.

The property in the Farmhouse; an entrance vestibule leads to the main reception hall. The bright spacious lounge has panoramic views across the countryside to the sea and a decorative stone fireplace adds that touch of grandeur. The formal dining room also has an original working fireplace. The kitchen is fully fitted with a comprehensive range of base and wall mounted units incorporating contrasting worktops and splashbacks with a fixed breakfasting table. The Rangemaster dual fuel cooker and chrome chimney extractor will remain, together with the dishwasher and larder style fridge and freezer. A large double bedroom with built-in mirrored wardrobe completes this part of the accommodation.

The rear hall gives access to the shower room which is fitted with a double-sized shower cabinet. The spacious utility room is fitted with beechwood effect storage cabinets at wall and base level and is plumbed for washing machine and has space for tumble a dryer. The sunroom is a beautifully appointed open plan room connecting the main residence to the annexe and affords lovely private views across the rear. One set of french doors and two single doors open to gardens and ensure ample natural light floods into the room.



/ SUN ROOM



- / LOUNGE
- / KITCHEN
- / DINING ROOM
- / UTILITY
- / SHOWER ROOM



/ HALLWAY / BEDROOMS

A carpeted staircase with wooden balustrade leads to the upper hall which is on a split level; the mezzanine bedroom is a bright and well-presented room with dual aspect windows to the side and rear.

The master bedroom is tastefully presented and affords views across fields and the sea to the front. Built-in wall to wall bespoke wardrobes offer ample hanging and storage space and give access to the eaves. A further double bedroom again affords glorious views across the front and incorporates bespoke wall to wall wardrobes.

The spacious three-piece family bathroom is fitted with a jacuzzi bath and completes this level.



/ ANNEXE LOUNGE / KITCHEN / BATHROOM / BEDROOM

The granny annexe consists of a spacious carpeted hall fitted with oak panelled inner doors, built-in storage cupboard and an access hatch with fixed ladder to a fully floored and lined loft, believed suitable for conversion.

The lounge/dining area is a very attractive room offering a bright and airy ambience and affording panoramic views towards the sea. The kitchen is fitted with ample storage cabinets, coordinating tops, built-in ceramic hob, eye-level fan assisted oven and concealed extractor and is plumbed for washing machine. The double bedroom is well-presented and incorporates a built-in wardrobe with shelving. The bathroom is fitted with a white three-piece suite, incorporating a self-contained corner shower cabinet.

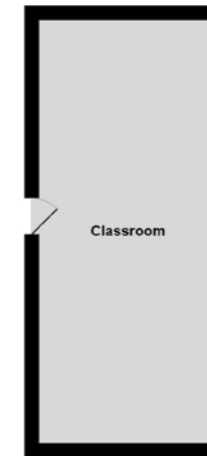
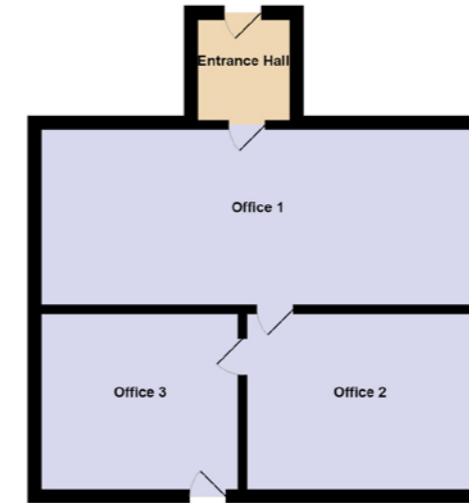
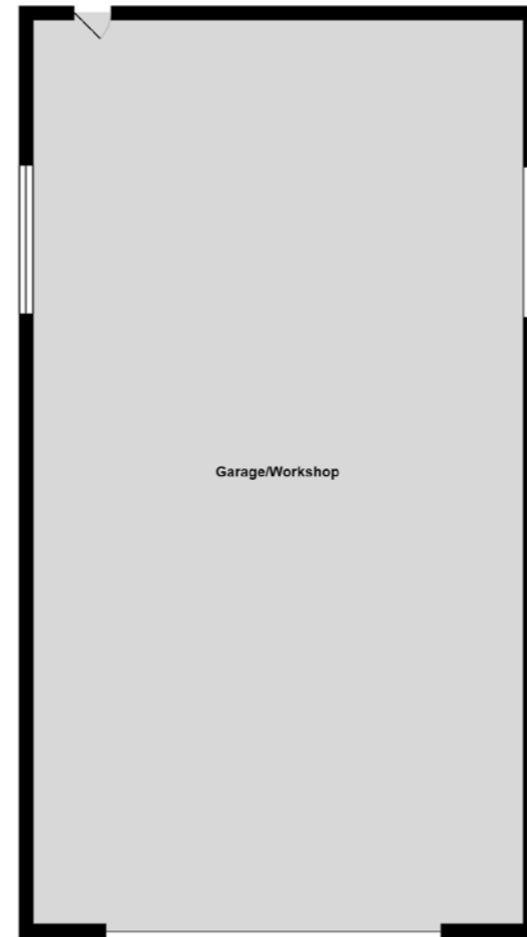
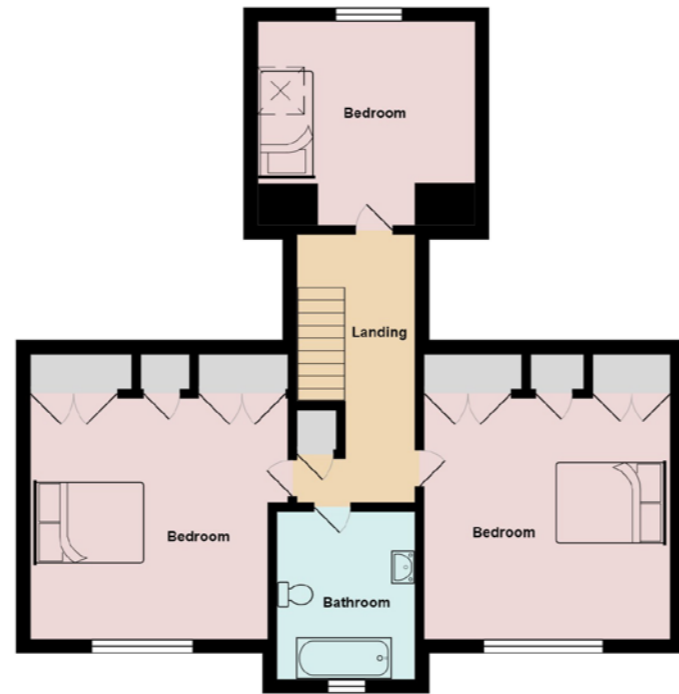
The garage/workshop is 49' x 26'2" approximately. This extensive garage with extra height pitched roof offers excellent potential for business use and incorporates a WC, kitchen and store, fully lined, with additional roof insulation, with power and lighting and sliding access doors.

The office block and classroom are both self-contained timber-clad units. The office is carpeted, incorporating double glazed uPVC windows and electric panel heaters. There are three good sized offices 23'6" x 9'5" approximately, 13'4" x 9'6" approximately and 9'9" x 9'6". All are fitted with data and telephone points. The classroom is 23'6" x 9'5" approximately and is a self-contained double glazed unit, with windows on all aspects and electric panel heaters.

The property stands within approximately 1 acre of garden. The gardens surround the property, incorporating mature lawns and fully stocked established borders planted with trees, bushes and shrubs, with gravel walkways. There are glorious views across the countryside towards the sea. There is a concealed garden area, beautifully planted with an abundance of colourful shrubs and bushes. A water tap is installed externally. The rear of the property has business potential and incorporates an extensive parking area. The area has a log cabin and two garden sheds which will remain.



/ GARAGE/WORKSHOP
/ OFFICE & CLASSROOM



Approximate Dimensions
(Taken from the widest point)

Room sizes

Lounge	4.35m x 3.59m (14'3" x 11'8")
Dining Room	4.68m x 3.59m (15'4" x 11,8")
Kitchen	4.8m x 4.00m (15'7" x 13'1")
Double bedroom 4	3.6m x 3.52m (11'8" x 11'5")
Shower room	3.15m x 1.33m (10'3" x 4'4")
Utility Room	1.67m x 2.20m (5'5" x 7'2")
Conservatory	11.0m x 3.42m (36'1" x 11'2")
Mezzanine bedroom	3.62m x 2.8m (11'9" x 9'2")
Double bedroom	24.11m x 4.08m (13'5" x 13'4")
Master bedroom	4.33m x 4.11m (14'2" x 13'5")
Bathroom	2.72m x 2.22m (8'9" x 7'3")

Annexe

Reception hall	5.06m x 2.12m (16'6" x 6.10")
Lounge/dining area	5.73m x 4.42m (18'8" x 14'5")
Kitchen	4.55m x 2.18m (14'9" x 7'2")
Bedroom	3.5m x 3.3m (11'6" x 10'9")
Bathroom	3.08m x 2.10m (10'1" x 6'9")

Gross internal floor area (m²): 257m²

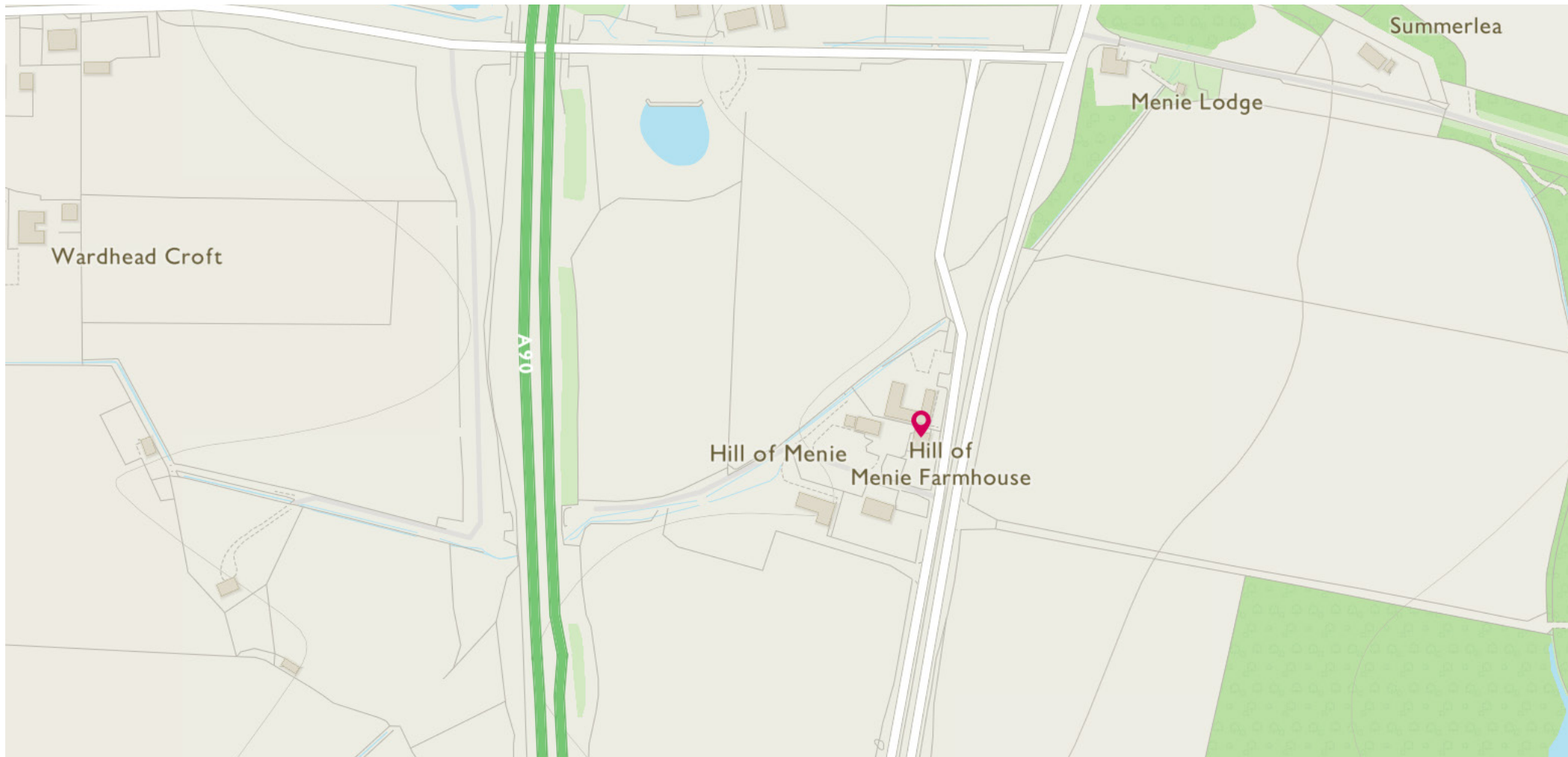
EPC Rating: D



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