

# NEW CONTEMPORARY HOUSE AT KINGSFORD FARM

DAVIOT, INVERURIE



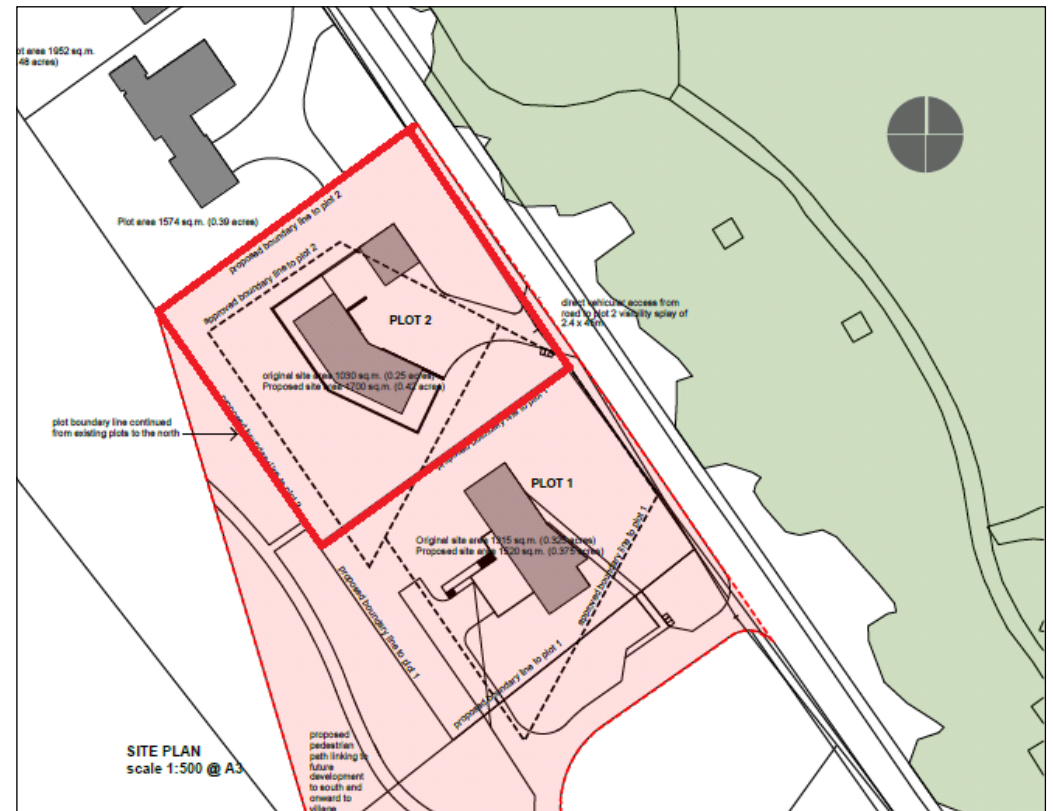
**Galbraith**

# NEW CONTEMPORARY HOUSE AT KINGSFORD FARM, DAVIOT, INVERURIE, AB51 0JH

Rare opportunity of a mid-constructed contemporary family home in the popular village of Daviot. Outstanding views of Bennachie.

Inverurie 4 miles ■ Westhill 16 miles ■ Aberdeen City 22 miles

- 3 reception rooms. 5 bedrooms
- Contemporary family home
- Mid construction stage
- Outstanding views of Bennachie
- Around 0.42 of an acre
- Exciting & rare opportunity



**Galbraith**

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 OnTheMarket.com



### SITUATION

Daviot is a small village community 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, or a few minutes' drive, and secondary education is provided at Inverurie or Meldrum Academies. We understand that in the future, a path will be created from the rear of houses allowing families to walk or cycle down into the centre of the village.

The town of Inverurie, only 4 miles, enjoys a pleasant situation on the banks of the River Don and has an excellent range of large shopping facilities including Tesco and Marks & Spencer's. A full range of leisure pursuits, both indoor and outdoor, are at hand including bowling, swimming, golf and tennis and Inverurie has its own train station south to Aberdeen city & north.

The city centre with its wide range of shops, restaurants and bars is only 22 miles away or by train from Inverurie. Aberdeen provides all the leisure, recreational and entertainment facilities expected from the oil capital of Europe. It also provides good transport links with a mainline railway station and is host to an airport providing both domestic and international flights. Aberdeen International Airport is only approx. 30 minutes' drive way. The AWPR (Aberdeen Western Peripheral Route), is located here giving very easy access to the South of the city.

### DESCRIPTION

Sat on the edge of the popular village of Daviot, this part constructed detached home sits in around 0.42 of an acre with breath-taking views across the countryside to Bennachie. This architect designed home has been meticulously thought through to ensure the design is contemporary, yet sympathetic to the countryside, and offers a one-off creative design whilst offering practicalities for families and everyday life. Asymmetrical in design, the house has been carefully positioned to perfectly capture the sunrise to the east, sunset to the west in the evenings and predominantly capture the outstanding views of Bennachie to the south. The property is sat within the hillside, and has been designed to be quiet and understated from the private drive at the rear, yet turning to the front they have created an outstanding and unique contemporary home. All main rooms are positioned to the front of the house to maximise the incredible views and the ground level has a wrap-around outdoor terrace to the front & sides. Energy efficiency has also been at the fore front of the design with air source heating, solar panels and the main construction using Insulated Concrete formwork (ICF) for good energy performance and excellent thermal insulation with minimal heat loss.

This is an exciting and rare opportunity to take the property from its current stage through to completion and this gives the potential buyer the opportunity to design and complete the important final stages and to personalise the house to their own specific taste and needs. A genuine rare opportunity in Aberdeenshire.

From the driveway at ground level, you enter a vestibule area which in turn leads through to the main entrance hall. This hall space will have incredible floor to ceiling windows perfectly capturing the views of Bennachie and flooding this space with natural light. To the left you will continue through to the open plan kitchen & dining room space with large east facing window to enjoy the sunrise in the morning and further windows to the south. The separate dining room area can be opened up to become part of the current kitchen/dining space or can be partitioned to create a separate room. Also at this side of the house is the boot room. Returning to the hall and continuing to the west side of the house, there is a double bedroom, shower room and the main formal lounge, with window to the south and to the west to perfectly capture the sunsets. If one continues to the lower ground floor there are two double bedrooms to one side together with the main family bathroom and laundry/plant room. Positioned centrally, the family room has floor to ceiling windows capturing Bennachie and doors opening out to garden grounds. The master bedroom design includes a dressing room and ensuite bathroom and completing the accommodation is the home office, which can also be bedroom 5.

### STAGE OF BUILD

The property will be taken to a wind & water tight stage, anticipated to be by September/October 2021. The opportunity is available to purchase the site ahead of this stage if preferred. Some partition walls are currently not in place which would allow any potential buyer flexibility to suit their own needs. This may change as the build progresses.

Services are in place including the drainage system, mains water connection and electricity connection.

### PLANNING

The planning reference is APP/2020/0129 and documents can be viewed on the Aberdeenshire council planning portal.

### ACCOMMODATION

**Ground Floor:** Vestibule, entrance hall, living room, open plan dining kitchen, dining room, double bedroom, boot room and shower room.

**Lower Ground Floor:** hall, family room, laundry/plant room, master bedroom with dressing room and ensuite shower room, double bedroom 2, double bedroom 3, office/bedroom and main bathroom.

### GARDEN GROUNDS

The garden ground enjoys a south, east & west aspect capturing maximum sun including both the sunrise & sunset. The views of Bennachie are outstanding from the garden and beyond the fence line to the south are open fields and beautiful countryside.

From the road you enter your private drive way with parking for several cars. The foundations for the double garage have been completed and this will allow a purchaser to progress the build of the garage in the future. Note the garage build will not be progressed from the current foundation stage.

### SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Heating	Council Tax	EPC
Mains	Mains	Septic Tank	Air source heating	To be confirmed	To be confirmed

### DIRECTIONS

From Inverurie travel on the main B9001 for approx. 4 miles. Take the road on the right signposted for Daviot. Continue on this road through the village and up the hill. The house site is located on the left hand side opposite the Historic Daviot Stone Circle.

### POST CODE

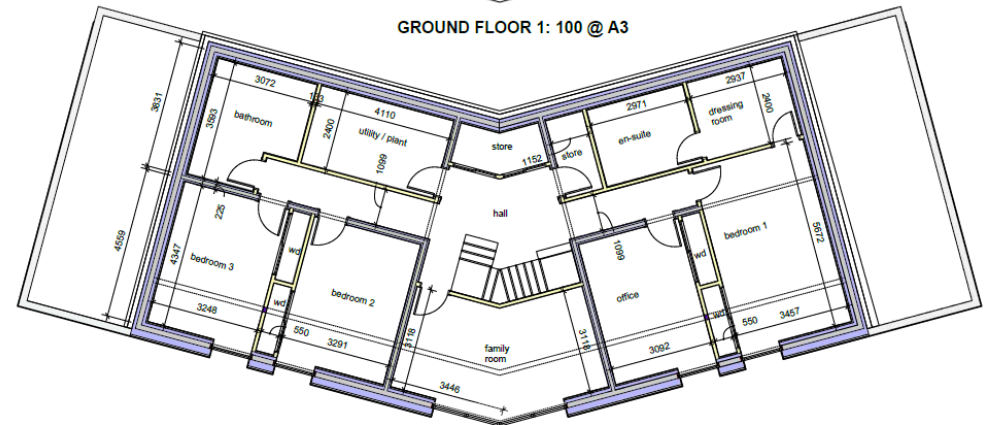
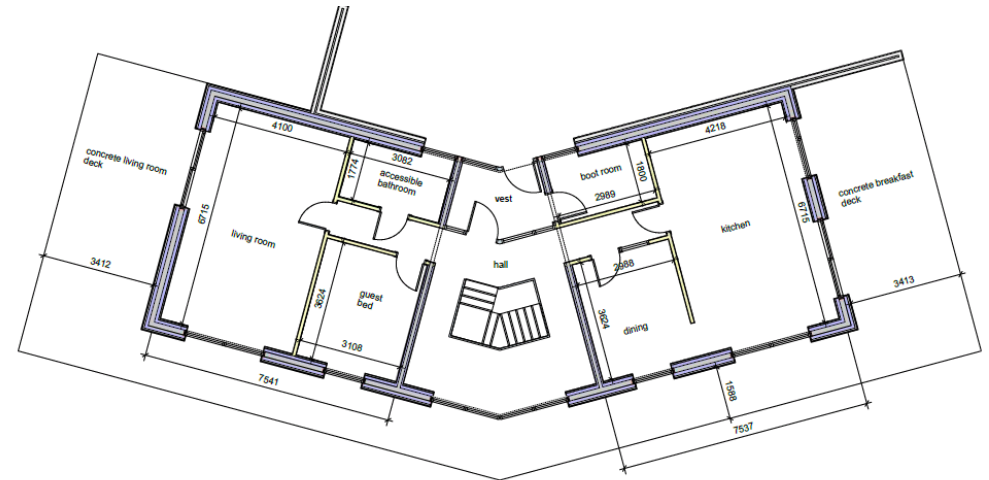
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### WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///jogged.watches.shame

### VIEWINGS

Strictly by appointment with the Selling Agents. The site is an active and secure building site and must not be entered unless accompanied by Galbraith. Viewing appointments will also be arranged subject to Government legislation regarding COVID-19 and social distancing measures will be adhered to at all times.



LOWER GROUND FLOOR 1: 100 @ A3

### ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. To enable us to complete these checks purchasers will need to provide along with their offer either:

- originals of primary (eg a passport) and secondary (eg current council tax or utility bill) ID; or
- copies of such primary and secondary ID certified and dated by the purchasers' solicitors as true copies along with written confirmation from the purchasers' solicitors that they accept that we will be relying on this copy ID for AML purposes.

Failure to provide this information may result in an offer not being considered.

### MORTGAGE FINANCE

Galbraith has an alliance with FOX Private Finance, a brokerage with a bespoke approach to funding. Through their relationships with retail, commercial and private banks they can assist with securing a mortgage to suit your circumstances. For further information please contact Matthew Griffiths, based in their Edinburgh office, on 0131 510 9251 Email: mg@foxprivatefinance.com

### IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property, together with proof of funding and Identification. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. Photographs taken in ..... (insert if applicable ie photos taken a period of time prior to launch)

