



Illustration shows similar housetype

Delightfully situated in the tranquil village of Tarland, this is a **rare opportunity to acquire a luxurious detached family home** on a small select development.

A delightful village, Tarland enjoys a host of amenities including local shops and pubs, primary school and excellent secondary education at nearby Aboyne.

Recreational opportunities abound including a renowned 9-hole Golf Course with Clubhouse and a varied range of sporting activities including hill walking, ski-ing, gliding and field sports are all available nearby.

Each superb property offers almost 2,000 square feet (183m²) of high quality accommodation spread over two floors and provides entrance hall, lounge, huge kitchen/family room/ sun lounge all on open plan arrangement, utility room, master bedroom with en-suite shower room, three additional bedrooms, family bathroom and shower room. Spacious attached garage.

Superb specification including natural wood finishes complimented by veneered Oak doors.

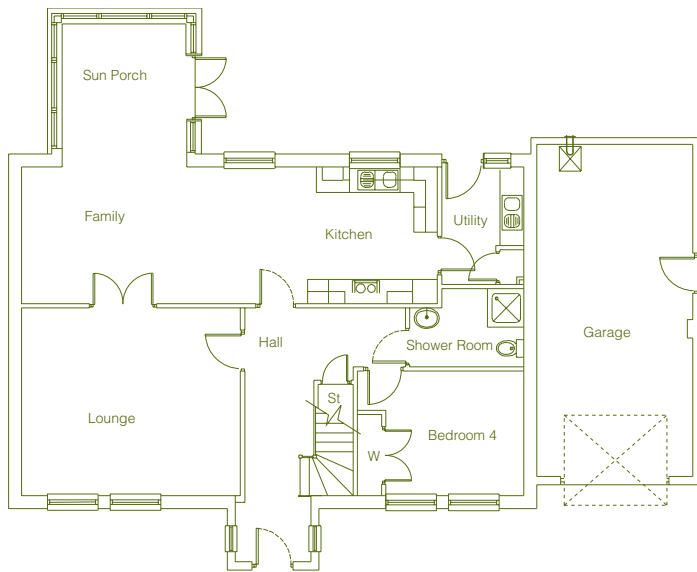


TARLAND
PETER MILNE CLOSE



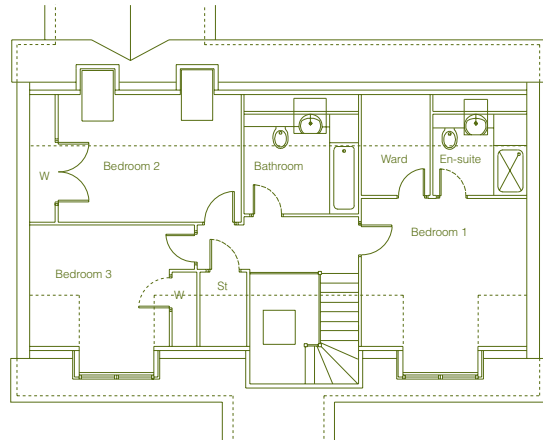
FLOOR PLANS

Ground Floor



Lounge	5.2m x 4.5m (17'1" x 14'8")
Kitchen/Family Room/Sun Porch	9.9m x 6.7m (32'5" x 22') overall at longest points
Bedroom (4)	3.3m x 3.0m (10'9" x 9'9")
Utility Room	2.8m x 2.0m (9'1" x 6'6")
Shower Room	2.6m x 1.9m (8'6" x 6'2")

Upper Floor



Master Bedroom	4.0m x 3.6m (13'1" x 11'8")
En-suite Shower Room	2.3m x 1.9m (7'6" x 6'2")
Bedroom (2)	4.4m x 3.0m (14'4" x 9'8")
Bedroom (3)	4.0m x 2.9m (13'1" x 9'5")
Bathroom	2.8m x 2.6m (9'1" x 8'6")

N.B All sizes are approximate.

GENERAL SPECIFICATION

- Oil fired radiator central heating with individual thermostats
- Wood burning stove in family room
- Double-glazed extreme exposure windows
- All homes feature french doors
- Walk in wardrobe to master bedroom with fitted wardrobes to all other bedrooms
- All kitchens have separate utility rooms
- Varnished redwood skirtings with veneered oak doors
- Luxury fitted kitchens with integrated appliances including oven, hob and hood, dishwasher, fridge and freezer
- Designer white sanitary ware with complimentary wall tiling
- Turfed front garden
- Surfaced driveway

N.B Whilst these particulars are prepared with all due care for the convenience of the intended purchasers, the information is intended as a preliminary guide only. The right is expressly reserved by the vendor to amend and vary the specification and therefore nothing contained herein shall constitute of form part of any contract.

DIRECTIONS

Travelling from Aberdeen via the B9119 proceed and enter into the village of Tarland. The property is located on the main road (Aberdeen Road) immediately South of Parkhouse Cottage.

FOR FURTHER INFORMATION CONTACT

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