



# 2 Rowanbrae

Lumphanan, Aberdeenshire AB31 4PX





Set over 2 levels, the property is entered through a vestibule into the hallway from where there is access to all of the bedroom accommodation, the family bathroom and utility room. Access to the first floor is from the double height foyer area via the solid oak staircase. Upstairs is a most impressive living space with areas for lounging and dining, and with plumbing and electrics in place for a kitchen area to the north end of the property.

On the ground floor is an en-suite shower room to the main bedroom and the family bathroom with bath, shower enclosure, wash basin and WC. The generously proportioned utility room has a door to garden. There are built in wardrobes in all of the bedrooms, a large cupboard in the hallway and under stair storage. The foyer area has double height ceiling with floor to ceiling windows on the gable end and double doors out to the back garden.

On the first floor the lounge, dining and kitchen areas are on open plan, and a galleried landing takes advantage of the lovely westerly views afforded by the gable end glazing. Plumbing and electrics are in place for a buyer to choose, design and install a kitchen to their personal taste and specification. A study is located off the lounge area and from here is access to a handy toilet.

There is a double garage with workshop area and attic trusses and terracing and pathways around the house. The back garden is laid to lawn with a stone chipped driveway/parking area to the front. The property is served by oil central heating with radiators on the first floor and underfloor heating throughout the ground floor.

2 Rowanbrae is the last available 4 bedroom detached new build home in this exclusive development of 3 executive properties, sitting in an elevated position with lovely westerly views to distant hills.

Completed to a high specification, including external granite and a solid oak staircase, the abundance of natural light from the large windows on the ground floor, numerous Velux windows on the first floor and the stunning double height gable end window in foyer, give the entire property a feeling of space and tranquillity.





## Terms

**Council Tax**  
Band – TBC

**EPC**  
Band – TBC

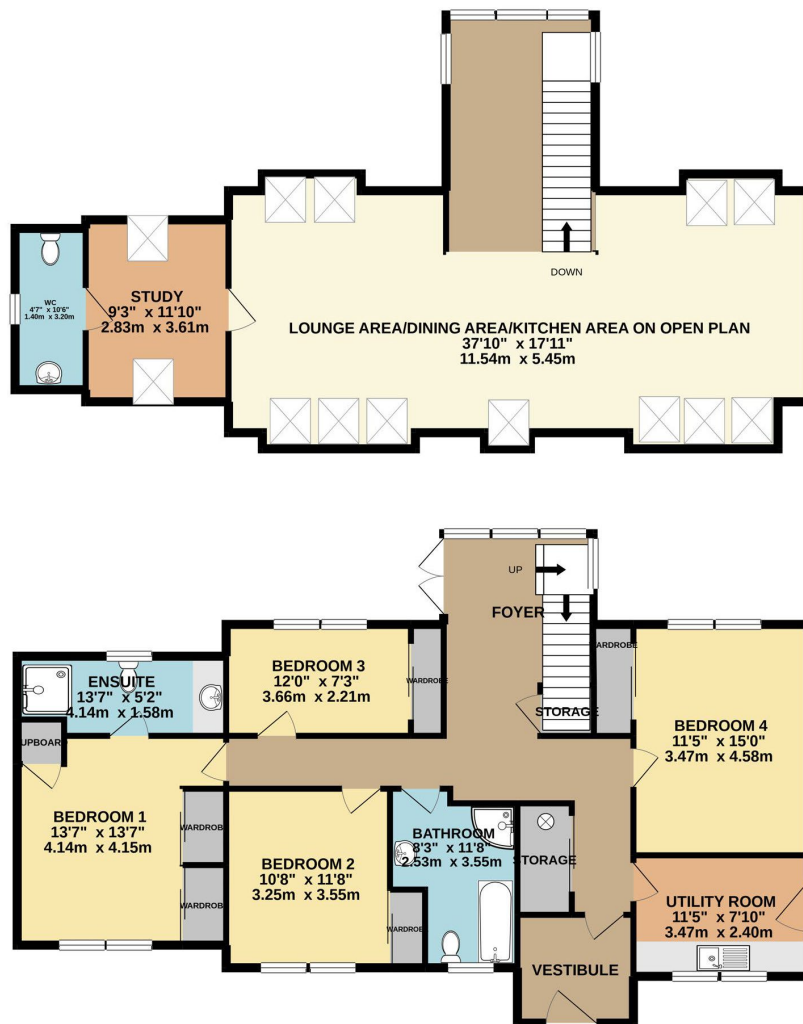
**Entry**  
By Arrangement

**Viewing**  
Contact Solicitors  
013398 87665

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- 4 Bedroom Detached
- 2 Bathrooms
- Open Plan Living Areas
- Gorgeous Views
- Double Garage
- Ample Parking
- Underfloor Heating
- Solid Oak Staircase



These particulars are intended to give a fair representation of the property and whilst every care has been taken in their compilation they are not guaranteed and do not form part of any contract. Areas, measurements and distances are given only as a guide and any plans are for identification only and are not to scale.