



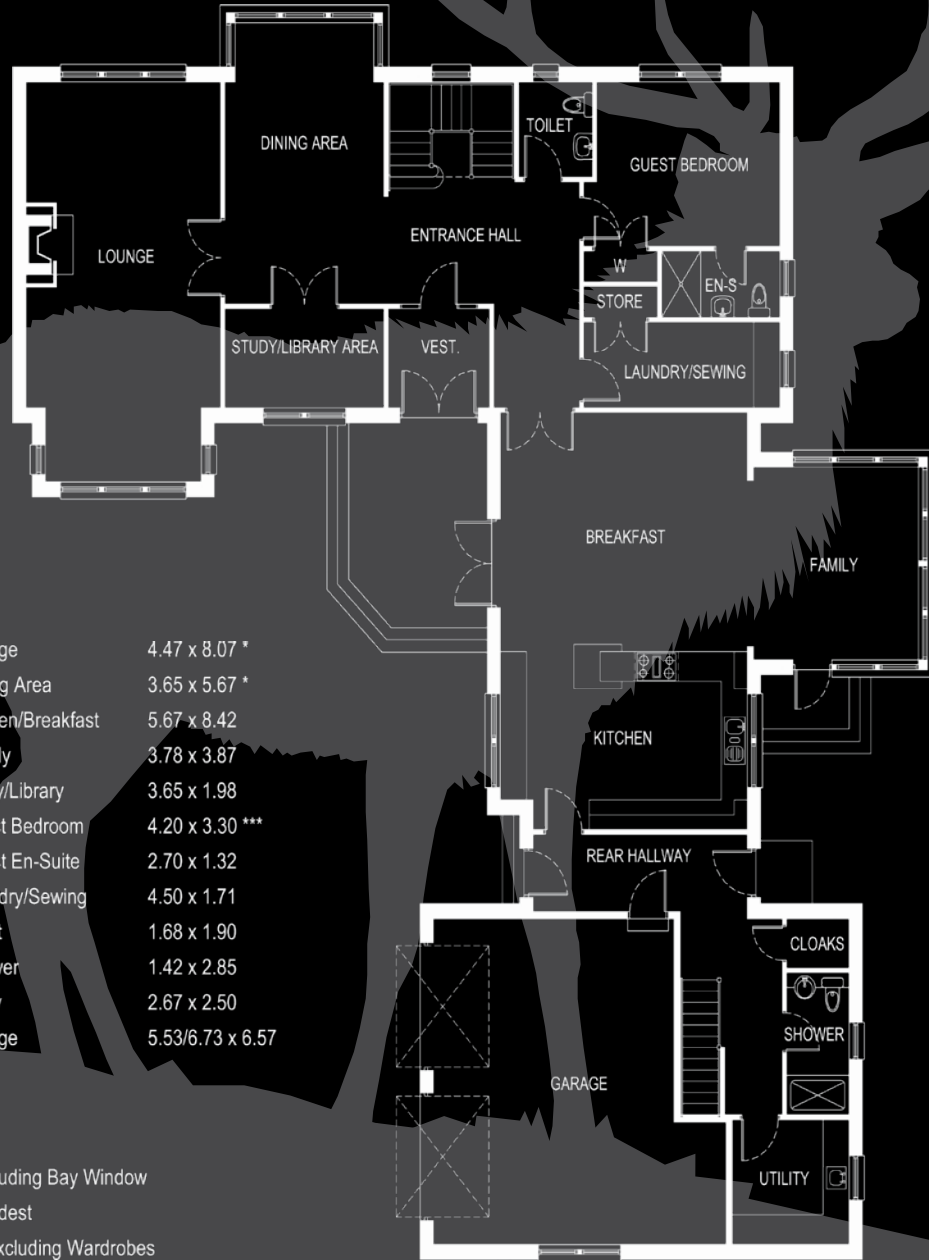
AJC
CONSTRUCTION



PLOT 4

WOODLAND SQUARE
DAVIOT ESTATE ABERDEENSHIRE
AB51 0NY

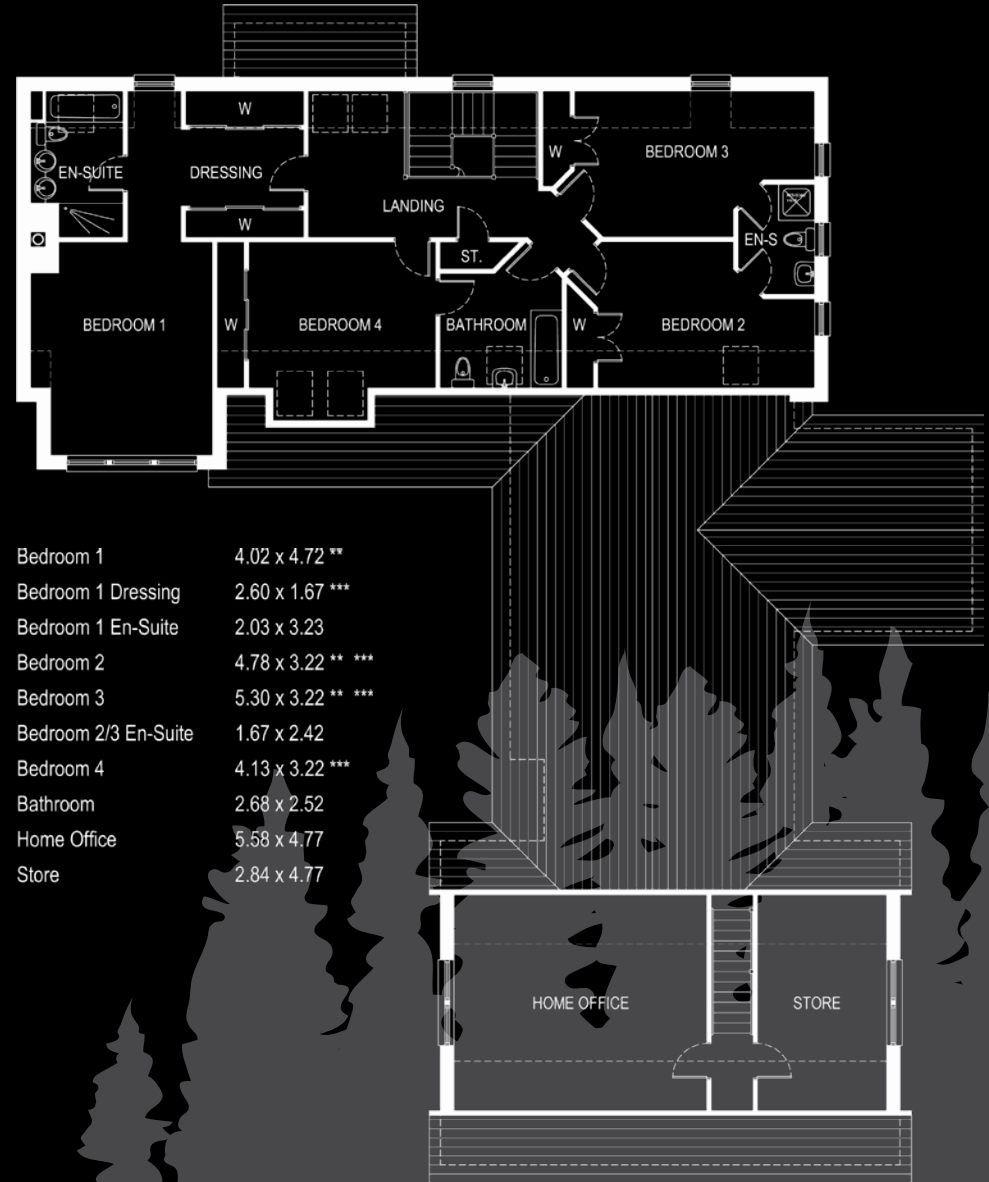
Ground Floor



Lounge	4.47 x 8.07 *
Dining Area	3.65 x 5.67 *
Kitchen/Breakfast	5.67 x 8.42
Family	3.78 x 3.87
Study/Library	3.65 x 1.98
Guest Bedroom	4.20 x 3.30 ***
Guest En-Suite	2.70 x 1.32
Laundry/Sewing	4.50 x 1.71
Toilet	1.68 x 1.90
Shower	1.42 x 2.85
Utility	2.67 x 2.50
Garage	5.53/6.73 x 6.57

* Including Bay Window
 ** Widest
 *** Excluding Wardrobes

First Floor



Bedroom 1	4.02 x 4.72 **
Bedroom 1 Dressing	2.60 x 1.67 ***
Bedroom 1 En-Suite	2.03 x 3.23
Bedroom 2	4.78 x 3.22 ** ***
Bedroom 3	5.30 x 3.22 ** ***
Bedroom 2/3 En-Suite	1.67 x 2.42
Bedroom 4	4.13 x 3.22 ***
Bathroom	2.68 x 2.52
Home Office	5.58 x 4.77
Store	2.84 x 4.77

Floor Area 387m² Approx

Not to scale

exceptional

This superbly designed home has its own very individual features and offers accommodation on a grand scale. Quality German kitchen, designer bathrooms by Roca, Oak finishes throughout and outstanding build quality all combine to create an exceptional place to call home.



- High quality German kitchen and utility units with choice of Quartz worktops.
- Kitchen has integrated appliances including hob, hood, oven, dishwasher, fridge/freezer and combination microwave. Utility room has washing machine and tumble dryer.
- Scandinavian high performance timber double glazed windows.
- Master bedroom has dressing room and all bedrooms have fitted wardrobes.
- Roca designer bathroom and en-suites with co-ordinated wall and floor tiling, vanity wash hand basins and ladder style radiators.
- En-suites have drench showers.
- Oil fired radiator central heating throughout.
- Oak finishes throughout with oak veneered panelled internal doors and oak feature staircase.
- Traditional chimney with allowance for fireplace.
- Slate roof and granite elevational features.
- Security alarm system.
- Garage has electric powered doors, lighting power and water tap.
- Driveway surfaced in gravel with paved entrance.
- Garden laid in turf to front and rear.



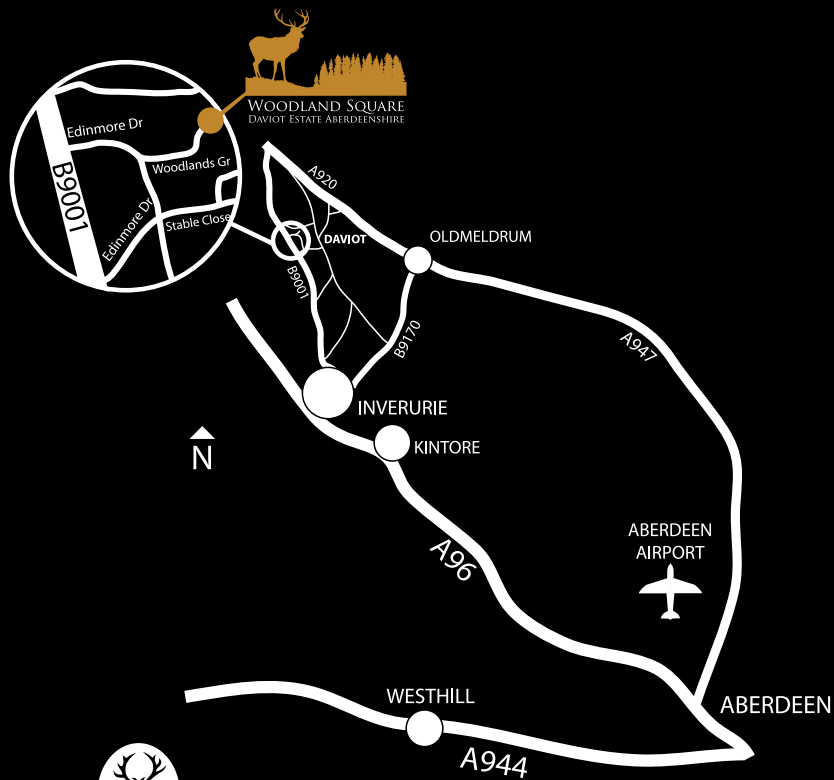
idyllic

WOODLAND SQUARE
DAVIOT ESTATE ABERDEENSHIRE
AB51 0NY

Woodland Square offers a rare opportunity to acquire a truly distinctive family home within an exclusive development in an idyllic rural setting within the grounds of Daviot Estate.

Less than 10 minutes drive from Inverurie, Woodland Square is ideally located for Aberdeen's International Airport and is within easy commuting distance of the Commercial and Business centres at Dyce, Westhill and the City of Aberdeen itself.

To reach Woodland Square leave Inverurie by the B9001 (Rothienorman) Road and after approximately 5 miles turn right at the signpost Daviot Estate on to Edinmore Drive. Turn first left in to Woodland Gardens and the first cul-de-sac on the left is Woodland Square. Plots 4 and 5 are located on the right hand side.



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A development by AJC Construction on behalf of Bennachie Land Company and John Rhind Ltd.

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