



Viewfield, Clinterty, Kinellar, Aberdeen

For the finer things in property.

**STRUTT
& PARKER**

BNP PARIBAS GROUP



Viewfield, Clinterty, Kinellar, Aberdeen, AB21 0TL

A stylish and spacious detached home with an additional cottage/annexe, set in a 2 acre plot with versatile outbuildings in scenic surroundings.

A96 1.3 miles, Aberdeen Airport 4 miles, A90 (AWPR) 3.4 miles, Aberdeen City Centre 9 miles

Energy Performance Certificate (EPC) rating B

Main House - Entrance hall | Lounge/formal dining room | Kitchen/family room/dining area | Utility | Cloakroom | Principal bedroom with dressing area and en suite shower room | Bedroom 2 | Bedroom 3/study | Family bathroom | Loft

Cottage/Annexe - Entrance hall | Principal bedroom | Studio bedroom/lounge/Dining area/kitchen | Shower room

Outbuildings - Quadruple garage/workshop | Chalet/office | Garden room/office | Wood store | General stores | Polytunnel

The property

Viewfield offers well-designed, versatile accommodation in a quiet, peaceful setting with 360 degree countryside views and a variety of wildlife, yet within the boundary of the thriving city of Aberdeen.

The airy entrance hall opens to the capacious and bright multi-aspect lounge/formal dining room with roof lanterns, wide floor-to-ceiling triple glazed picture windows framing dramatic landscapes and a Stovax inset wood burning fire. The attractive kitchen with granite worktops and central island, Total Control electric AGA range, spacious breakfast/dining area and family room with a Nordpeis wood

burning stove offers panoramic views of the garden.

Adjacent is a well-appointed utility room with granite worktops and a recently built cloakroom with WC and attractive fitted storage units.

The hallway leads to the triple aspect principal bedroom suite with a dressing area containing bespoke fitted sliding door wardrobes and a contemporary en-suite shower room. The spacious bedroom 2 offers west facing garden and countryside views, while the tranquil bedroom 3/study offers garden views to the east. A sleek family bathroom contains a freestanding bathtub and large separate walk-in shower. Accessible via a hatch with Ramsay ladder from the main hallway is the generous and versatile 30 ft. loft space above. The loft is fully carpeted and decorated with two skylight windows, electric points and central heating.





Three contemporary Toshiba air conditioning/heat units have been installed in the lounge/formal dining room, kitchen/dining/family room and principal bedroom suite. Solar and PV panels have been installed generating energy for Viewfield as well as quarterly income from national grid feed in tariffs (FIT). These together with the efficient insulation and double/triple glazing throughout the property have resulted in a highly energy efficient B EPC rating.

Currently the property has superfast optic fibre broadband, but ultrafast and giga fast broadband packages would be available.

The recently built cottage/annexe is wheelchair accessible. It features an entrance hall opening to an airy vaulted open-plan living/studio bedroom area with a dining space and a modern kitchen. The spacious principal bedroom also features a vaulted ceiling as does the shower room. The cottage/annexe can provide family or guest accommodation for the main house or can be rented out to provide an income stream.

Outside

The easily maintained grounds are fully fenced and feature electric security gates, extensive parking, a variety of shrubs plus fruit trees, a koi carp pond as well as granite stone walls and edging. In addition to the garden there is a large open fenced field area containing a polytunnel, floodlights and further access to safe dog walking areas.

There are two well insulated wooden garden buildings with power which are suitable for home working. In addition the sizeable metal garage/workshop has electric roller doors, power and offers a range of possible business or personal uses. Additional outdoor buildings provide extra storage.

Location

Viewfield is located in an extremely desirable countryside setting with excellent nearby major road, rail and air transport links. The nearby village of Blackburn is within striking

distance and offers a primary school, shop, restaurants, sporting and leisure facilities, hotel/public house and a pharmacy. As well as the city of Aberdeen, Viewfield is also withing easy travelling distance of the nearby towns of Kintore, Inverurie and Westhill.

Directions

what3words: [///ember.warms.songs](https://www.what3words.com/ember.warms.songs)
Postcode: AB21 0TL

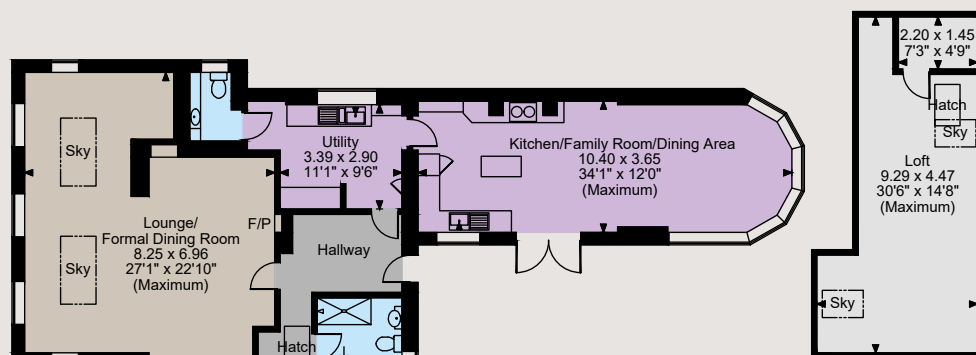
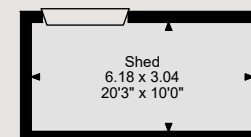
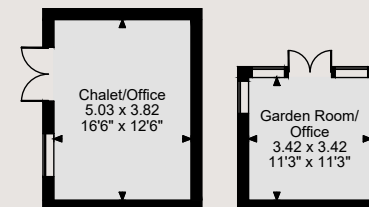
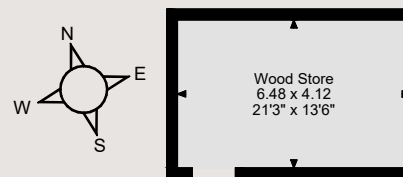
From Aberdeen, head north-west on the A96, past the airport before taking the first exit at the Clinterty Roundabout. Proceed along, taking the second road on the right signposted to Clinterty. In 0.1 miles Viewfield will be the first property on the left.



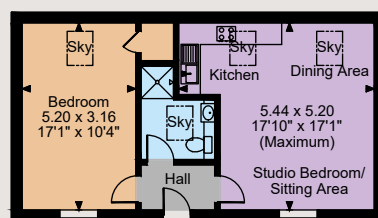




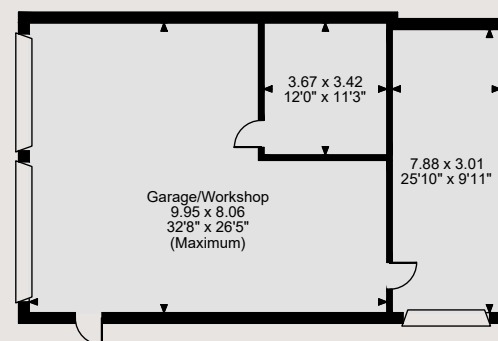
Viewfield, Clinterty, Kinellar, Aberdeen
 Main House internal area 1,939 sq ft (180 sq m)
 Garage/Workshop internal area 1,131 sq ft (105 sq m)
 Loft internal area 368 sq ft (34 sq m)
 Annexe internal area 549 sq ft (51 sq m)
 Outbuildings internal area 822 sq ft (76 sq m)
 Total internal area 4,809 sq ft (447 sq m)



Loft



Annexe



Ground Floor

The position & size of doors, windows, appliances and other features are approximate only.
 © ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8579463/GBR



General

Local Authority: Aberdeen City Council

Services:

Electricity - Mains
 Water - Mains
 Drainage - Septic Tanks
 Heating - Oil/Solar and Air

Council Tax: Band F

Movables: By separate negotiation

Tenure: Freehold

Guide Price: £599,995

Perth

5 St John Street, Perth, PH1 5SP

01738 567892

Perth@struttandparker.com
 struttandparker.com

@struttandparker

/struttandparker

Over 45 offices across England and Scotland,
 including Prime Central London

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken December 2023. Particulars prepared December 2023. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited



For the finer things in property.

