SPLENDID SIX BEDROOM U-SHAPED STEADING CONVERSION, PROVIDING SPACIOUS AND VERSATILE LIVING ACCOMMODATION. SITUATED WITHIN IMMACULATE GARDEN GROUNDS, THERE ARE ABOUT 3.5 ACRES OF GRASS FIELDS CURRENTLY FOR EQUESTRIAN PURPOSES, THE STEADING ALSO BOASTS FAR REACHING COUNTRYSIDE VIEWS.

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Ground floor: entrance vestibule • reception hall • dining kitchen • utility room • dining room/sitting room/family room wet room • inner hall • bedroom two • bedroom three bedroom four • bedroom five • principal bedroom with dressing area and en suite shower room

First floor (east wing): galleried landing/study area bedroom six • family bathroom

First floor (west wing): play room

Services: Mains electricity • Private water and drainage Oil heating • Double glazing • Underfloor heating to the ground floor (excluding the hallway to the principal bedroom)

EPC Band C

Echt 2.6 miles, Inverurie 14.3 miles, Westhill 9.6 miles, Aberdeen City 16.2 miles (Please note that all distances are approximate)

Situated within the beautiful rolling countryside of Midmar, and located just 16 miles from Aberdeen, Balblair Steading is a wonderfully versatile family home which offers the best of country living. Of granite construction with a slate roof, Balblair Steading was further renovated by the current owners during 2016 to sympathetically extend the existing living accommodation whilst simultaneously maintaining its traditional charm. Positioned within generously proportioned garden grounds, Balblair Steading boasts far reaching views across the fields to the wooded hillside beyond.
There are about 3.5 acres of grass fields 500 metres to the east of the property, which is bounded by fencing and has a stream running alongside the fence line. There is a purpose built equestrian timber building with a pitched corrugated coroline clad roof, which is divided into two stables and a tack room.

The granite and wood clad entrance vestibule benefits from plenty of natural light, and features an exposed granite wall. Ideal as a boot room, and boasting underfloor heating, a panelled solid wood door then leads into the welcoming reception hall.

The dining kitchen lies at the heart of this impressive property. Fitted with attractive terracotta floor tiles, the kitchen features a bespoke range of kitchen cabinetry, including a large breakfasting island with storage facilities. Extensive work surfaces incorporate a Belfast style ceramic sink, while there are granite work surfaces around the cherry red AGA and the De Longhi cooking range with five ring gas hob. With ample space for a large dining table and chairs, the kitchen is a light and airy living space with a high ceiling, while glazed doors lead out to the paved terrace beyond. The storage facilities in the kitchen are further complemented by those in the utility room, which also includes a 1 ½ ceramic sink with drainer.

The east wing provides fantastically versatile and tastefully presented living space. Open plan to the galleried landing above, the use of split levels cleverly creates different dining and seating areas while thoughtfully configured windows and glazed doors allow for both natural light and wonderful countryside views. Fitted with solid oak wood flooring, the formal dining room gives way to the first sitting room, central to which is a Scandinavian Rais wood burning stove. Beyond the stove is a further well proportioned sitting area where full length windows provide superb views across the grounds to the fields beyond.

Ascending the solid wood staircase from the dining area below, the galleried landing is the ideal location for a study area or home office. Bedroom six is currently utilised as a home gym, but has also served as a guest bedroom from where the most beautiful views can be enjoyed. The tastefully appointed family bathroom is located to the opposite side of the wing, and features a freestanding roll top bath with white WC and wash hand basin.

Returning to the reception hall, there is the fully tiled wet room. The inner hall contains fitted storage facilities, while first allowing access to bedrooms four and five, which enjoy lovely views across the rear garden. Thereafter there is a split level, where a secondary staircase leads up to the bright play room, where three sets of traditional style half height doors provide access to eaves storage. Two further sets of doors lead into the extensive loft space which extends over the lower west wing and across to the dining kitchen.

On the ground floor, a hallway with solid oak flooring provides access to bedrooms two and three. Benefiting from built in storage facilities, bedroom three also has a walk in wardrobe which is currently used as
a dressing room but includes the necessary plumbing fittings for a small en suite shower room. Completing the living accommodation is the elegantly spacious principal bedroom with its superb countryside views from the glazed doors and adjacent window panels which also provide access to the garden. With a high ceiling and exposed ceiling beams, there is also a well proportioned dressing area which leads into the beautifully appointed en suite shower room with underfloor heating.

Outside
The Steading is situated within well maintained and fully enclosed grounds, with far reaching views across local countryside. A beech hedge to the front provides a good degree of privacy, while two gravelled driveways provide off street parking facilities close to the house. With the principal driveway, a gated entrance leads round to the rear garden and the granite bothy. Currently used to house equestrian and garden equipment, the bothy could also be utilised for undercover parking if required. With the majority of the rear garden laid to lawn, extensive paved terraces provide a superb opportunity for al fresco dining. Within the grounds there is also an extensive parking area which has been laid with gravel and has gated access from the main road and also the principal driveway. Ideal for larger equestrian vehicles, directly in front lies a fenced paddock which is laid in grass. There are about 3.5 acres of grass fields 500 metres to the east of the property, which is bounded by fencing and has a stream running alongside the fence line. There is a purpose built equestrian timber building with a pitched corrugated coroline clad roof, which is divided into two stables and a tack room.

Situation
Balblair Steading is ideally positioned for country living, yet lies only 16 miles from Aberdeen city. Situated within the beautiful countryside hamlet of Midmar, there is a thriving village community with primary school and village hall which is used for local events. The Treehouse home store with restaurant is popular with both locals and visitors alike, while the wider area of Midmar is well positioned to take advantage of a range of outdoor pursuits, including hillwalking, horse riding, fishing, golf and skiing. Secondary education is available at Alford Academy. Within the nearby village of Echt, there is a village store and award winning Indian restaurant. Further afield, Westhill provides an excellent range of amenities and leisure facilities, including an 18 hole golf course, health centre, a bustling shopping complex with Marks and Spencer Food Hall and Costa, while there are also COSTCO and Tesco superstores. With a range of subsea companies based within Westhill, there is also ease of access to the AWPR, providing a quicker commute to areas north and south of the city centre, including Aberdeen International Airport. Within Aberdeen there are regular train services, including a sleeper to Kings Cross London. Aberdeen provides all the services of a major city, including business and leisure facilities, theatres and cinemas, restaurants and a wide range of shopping. There is private schooling including Robert Gordon’s school, St Margaret’s, and Albyn as well as the International school at Pitfodels. There are two universities and several colleges of further education.
Directions
From Aberdeen, proceed along Queens Road, and continue towards Westhill along the A944. At the traffic lights, turn left along the B9119, keeping the industrial estate to your right hand side and proceed along to Garlogie and thereafter Echt. Proceed straight through Echt on the Tarland Road, before turning right at the sign for Marionburgh/ Sauchen. At the following junction turn left, and Balblair Steading is the first property located on the left hand side. (Sat Nav will take you direct to the property).

General Remarks
Viewings
Strictly by appointment with Savills – 01224 971 110

Local Authority & tax band
Aberdeenshire Council Tax Band G

Miscellaneous
Bottled gas supply for the De Longhi cooking range.

There is underfloor heating throughout the ground floor (excluding the hallway to the principal bedroom).

Fixtures & Fittings
Standard fixtures and fittings are included in the sale, along with the AGA, cooking range and integrated white appliances. The curtains in the east wing will not be included within the sale. The shed to the right hand side of the steading may be available by separate negotiation.

Servitude rights, burdens and wayleaves
The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.

Offers
Offers, in Scottish legal form, must be submitted by your solicitor to the Selling Agents. It is intended to set a closing date but the seller reserves the right to negotiate a sale with a single party. All genuinely interested parties are advised to instruct their solicitor to note their interest with the Selling Agents immediately after inspection.

Deposit
A deposit of 10% of the purchase price may be required. It will be paid within 7 days of the conclusion of Missives. The deposit will be non-returnable in the event of the Purchaser(s) failing to complete the sale for reasons not attributable to the Seller or his agents.

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