



Hill of Park House

Drumoak, Aberdeenshire,
AB31 5HJ

A fabulous family home with
land in an elevated location
with beautiful views across the
Dee valley

Drumoak 1 mile, Banchory 6 miles, Aberdeen
12 miles

Ground floor: Entrance vestibule | Hall
Sitting room | Study | Family room | Dining
room | Dining kitchen | Utility room | Shower
room | Cloakroom

First floor: Spacious landing | Master bedroom
with ensuite shower room | Bedrooms 2, 3, 4
and 5 | Family bathroom

Outbuildings: Double garage with overhead
storage | Steel Frame Portal shed | Garden
shed | Stone shed

Large landscaped garden

Paddock

EPC rating D

About 6.4 acres (2.59ha)



The Property

Hill of Park House is an impressive family home in a desirable location in the Dee Valley and within an easy commute of Westhill and Aberdeen.

Hill of Park represents a rare opportunity to purchase a beautiful south facing spacious family home in a spectacular and peaceful location with far reaching views,

The property is approached along a private gravel drive which leads to a double garage and parking area.

This spacious property is decorated in neutral tones throughout and has flexible accommodation including 3 reception rooms, 5 bedrooms, a study and a large family kitchen. There is also excellent storage throughout this family home. An entrance vestibule leads into an impressive reception hall and from this the accommodation flows beautifully, making the house ideal for family living and entertaining.

To the front of the property are the light filled sitting room, family room and study. The generously proportioned sitting room is a wonderful room for relaxing and entertaining and has two windows and a patio door where breath taking views can be enjoyed.

The kitchen has a range of solid, light oak units including a beautiful dresser unit. There are integrated appliances and a Belling farmhouse electric cooker. Patio doors lead from the kitchen to the garden. There is also a pantry cupboard in the hall close to the kitchen.

There is an adjacent utility room with fitted units, a large double storage cupboard and a door to the back garden.

There is a spacious dining room across the hall from the kitchen.

The master bedroom with ensuite shower room has extensive fitted wardrobes. Four further double bedrooms (3 with fitted wardrobes) together with the family bathroom can be found on this floor.

The 3 front bedroom windows also have gorgeous views over the hills as does the landing window.

Recent upgrades to the property include new windows fitted to most rooms and a new front door. 14 Solar panels have also been fitted, generating free electricity and a FIT return of approximately £1500 per annum.

Outbuildings

Double garage (6.82m x 6.84m) with up and over doors, power, light and water. There is ample overhead storage.

Steel Portal Frame shed (7m x 7m)

Stone shed (2.67m x 3.2m) contains the water purification equipment.

Timber garden shed

Outside

The sellers have created a beautiful garden extending to about 2 acres, mainly laid to lawn with 3 raised bed areas and 2 mixed woodland areas. The 3 raised beds are well stocked with mixed shrubs giving a splash of colour at different times of the year. An attractive paved patio at the south of the property allows for sitting out to enjoy views of the Dee valley and the Grampian Hills.

A paddock extending to approximately 4 acres lies to the west of the garden. The paddock is fenced on 3 sides, is in grass and has a water trough.



Location

Drumoak lies mid-way between Crathes and Peterculter and straddles the main A93 Aberdeen to Banchory road. There is a pub, post office, village shop, church and primary school, all within one mile. There are woodland and riverside walks from the property, including the Deeside Way footpath. Secondary Schooling is at Banchory Academy.

Mains of Drum (2 miles) is a popular shopping and garden centre and a lovely place to go for lunch.

Aberdeen provides all the ancillary leisure, recreational, shopping, entertainment and cultural facilities one would expect of a city. Its status as the 'Oil Capital' provides the city with an international airport and an ever-expanding range of domestic and European flights. There are also regular inter-city services from the city's railway station.

Private schools in the city include Robert Gordon's, St Margaret's School for Girls and Albyn School. There are two universities and several colleges of further education.

General

Services: Private water and drainage. Oil central heating. Broadband. Security alarm.

Entry: Entry by arrangement.

Household contents: Carpets, integrated appliances, most light fittings and some curtains included in the sale.

Local authority: Aberdeenshire Council (South), Viewmount, Arduthie Road, Stonehaven, AB39 2DQ. Tel: 01569 762001

Council tax: Hill of Park has been assessed for Council Tax purposes as Band H.

Solicitors: Stronachs, 34 Albyn Place, Aberdeen, AB10 1FW. Tel: 01224 845845

Offers: Offers should be submitted in Scottish Legal form to Messrs. Strutt & Parker, St. Nicholas House, 68 Station Road, Banchory, Kincardineshire, AB31 5YJ. A closing date for offers will probably be fixed and prospective purchasers are advised to register their interest with the selling agents following inspection.

Rights of way, wayleaves and easements:

The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and wayleaves, all or any other like rights, whether mentioned in these particulars or not.

Notes: Electrical and other appliances mentioned in the sale particulars have not been tested by Strutt & Parker, therefore prospective purchasers must satisfy themselves as to their working order.

Directions

From Aberdeen proceed towards Drumoak on the A93. 1 mile beyond Drumoak turn right at the sign to Cullerlie. Continue up the hill for 1 mile and the entrance to Hill of Park is on the right. Continue up the tarred drive and veer left at the top onto the gravel drive which leads to the property.

Viewing: Strictly by appointment through Strutt & Parker LLP.



Floorplans

Approximate gross internal area 286m²
(3,078sqft)



Ground Floor



First Floor



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