



BACKHILL STEADING,
BACKHILL OF FINTRY, KINTORE

OFFERS OVER £310,000

peterkins



BACKHILL STEADING
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KINTORE
INVERURIE
AB51 0UQ

Offers Over £310,000

- 4 bedroomed semi-detached converted steading set in a peaceful and scenic country location
- Single garage and ample parking
- Spacious living and bedroom accommodation throughout
- Oil central heating and double glazing
- Lovely well maintained garden grounds and open views
- Good commuter base

Viewing by appointment only
please contact Peterkins on
(01467) 672800

Description: We are delighted to offer for sale this 4 bedroomed semi-detached converted steading set in a stunning rural location yet only a short drive from Kintore and Inverurie. The property is set over two floors and comprises of an entrance hallway, lounge, dining room, kitchen diner, utility room, family bathroom and downstairs bedroom. A staircase leads from the main hallway to the upper floor landing which provides access to the master bedroom which benefits from built in wardrobes and an en-suite shower room, a further 2 double bedrooms and a W.C. Outside, a private road leads to Backhill Steading which is surrounded by stunning country views and well-maintained gardens. There is an adjoining single garage and parking provided for several cars. The property benefits from Oil central heating, double glazing and a great amount of storage space throughout. Viewing is highly recommended to fully appreciate all this property has to offer.

Location: Situated only a short distance from Kintore but in the heart of the Country with amazing open views over the surrounding countryside. Kintore is a thriving local village well served by local shops and services including the railway station and is within easy commuting distance of Aberdeen and Dyce. Inverurie, is the nearest town, again only a few minutes' drive and offers a wealth of shopping facilities and sporting amenities. Primary schooling is provided at Hatton of Fintry and secondary at Inverurie.

Directions: From the centre of Inverurie travel along High Street. At the traffic lights turn left onto Keithhall Road. Continue out of the town and at the bend on the road turn right following the signs for Balbithan. Follow this road for approximately 1/2 mile turning left at the no through road sign. Follow this road for approximately 3 miles turning left onto the farm track signposted "Newton Steading, Seaton Steading, Backhill" Continue along this track until you reach a gate signed "Backhill", the property is second on the right.

Entrance: Entered at the front of the property through a partly opaque glazed door with side panel into the main hallway. This hallway leads across the ground floor accommodation and access to the staircase to the upper floor. Benefitting from a double door cloak cupboard with fitted hooks and shelving along with another fully shelved cupboard both providing great storage. Access hatch with Ramsay ladder into the partially floored loft space. Ceiling lights; smoke alarm and carpet.

Lounge: 17'6" x 15'10" (5.33m x 4.82m) The lounge provides ample space for a range of freestanding furniture with windows to the front and side filling the room with natural light. Centre feature fireplace with marble inset and wooden surround. Ceiling and wall light fittings; television and telephone points; carpet.



Dining room: 11'3" x 10'6" (3.42m x 3.20m)
Situating to the side of the property, this versatile room is currently used as a dining room with ample space for a large table and chairs however could also accommodate a double bed along with a range of freestanding furniture. Window with curtains. Ceiling and wall light fittings and carpet.

Bedroom: 10' x 8'11" (3.04m x 2.71m) The downstairs bedroom is a good size easily accommodating a double bed along with a range of freestanding furniture. Window to the front with curtains. Ceiling light and carpet.

Dining area of kitchen: 9'2" x 6'11" (2.79m x 2.10m) Open into the kitchen, the dining area provides space for a table and chairs. Window overlooks the rear. Ceiling light and tiled floor. Archway open into the main kitchen.

Kitchen: 11'2" x 11' (3.40m x 3.35m) Fitted with a range of base and wall units, coordinating worktops and splashback tiling. Stainless steel sink with drainer and mixer tap. Window with curtains provides natural light and open view. Integrated oven and electric hob. Several spaces for undercounter appliances. Space plumbed for dishwasher. Ceiling light fitting; extractor; television and telephone points; tiled floor. Door into the utility room.

Utility room: 9'6" x 5' (2.89m x 1.52m) The utility room houses the central heating boiler and is fitted with a wall of base and wall units, coordinating worktops and splashback tiling. Benefitting from two storage cupboards both with fitted shelving and coat hooks, one which also houses the consumer unit. Ceiling light and tiled floor continues. Part opaque glazed door with side panel opens out to the garden.

Bathroom: Fitted with a 4 piece suite comprising of toilet, wash hand basin, wooden paneled bath and a separate shower enclosure with electric shower head. Splashback tiling throughout. Opaque window. Ceiling light and downlight; extractor; wooden fittings and tiled floor.

Stairs to upper floor: A carpeted staircase leads to the upper floor landing and then onto 3 bedrooms and a W.C. Velux window. Ceiling light; smoke alarm; hatch into loft space.

Bedroom: 15'7" x 11'1" (4.74m x 3.37m)
Spacious room with ample space for a double bed along with a range of free standing furniture. Large Velux with fitted blind. Ceiling light and carpet.

Bedroom: 10'11" x 9'5" (3.32m x 2.87m)
Another good sized double bedroom with large Velux fitted with a blind. Ceiling light and carpet.

W.C: Comprising of a toilet and wash hand basin with tiled splashback. Velux; wall light fitting; extractor; wooden fittings and carpet.

Master Bedroom: 15'9" x 11'2" (4.80m x 3.40m)
A generous master bedroom benefitting from the luxury of an ensuite shower room and deep built in wardrobes fitted with hanging rails and shelving. Window to the front with curtains. Ceiling light; television and telephone points; carpet.

Ensuite: Comprising of toilet, wash hand basin with mosaic tile splashback and a separate shower enclosure with electric shower head. Ceiling light; extractor fan and tile effect flooring.







Outside: A private track leads to double iron gates that open into the courtyard where the property is located. Parking for several cars is provided along on the right just after the property. The single garage with double wooden doors benefits from light, power and an access door at the rear. There is a good sized area laid to lockblock at the front of the property leading to the main entrance door.

The garden grounds to the side and rear are beautifully maintained and fully enclosed by fencing ideal for a family with children and/or pets. Being mostly laid to lawn with established hedging, trees and flowers. Concrete area ideal for outdoor entertaining and with stunning country views. Rotary clothes dryer; outdoor tap and lighting.



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