



**PLOT 1, SMIDDY COURT,
TARVES, ABERDEENSHIRE**

**STUNNING 5 BEDROOM DWELLINGHOUSE
WITHIN NEW COURTYARD DEVELOPMENT**

VIEWING: BY APPOINTMENT WITH SELLING AGENT

ENTRY: BY ARRANGEMENT

FIXED PRICE £325,000

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Enjoying a peaceful setting within the scenic North East conservation village of Tarves this former old blacksmith yard has now been innovatively recreated to form two individually designed dwelling-houses. Plot 1 is a high specification, bespoke courtyard dwelling-house incorporating 5 Bedrooms, 1 with en-suite, Family Bathroom, Large Kitchen / Dining Room, Spacious Lounge, Utility Room , Cloakroom toilet and integral garage.

This imaginative conversion will be finished to an exceptionally high standard and incorporate a number of delightful design features. There will also be a stipulated range of client internal finishes available allowing potential purchasers the opportunity to create a very bespoke personal environment to reside in. Additionally all properties will be finished with oil fired central heating, full double glazing, fully fitted luxury kitchen and high quality sanitary ware.

ACCOMMODATION

GROUND FLOOR

ENTRANCE VESTIBULE	2.00m x 1.85m
RECEPTION HALLWAY	7.65m x 1.20m
UTILITY ROOM	2.50m x 1.80m
CLOAKROOM WC	1.79m x 1.25m
FAMILY ROOM / DINING ROOM	4.80m x 2.20m
KITCHEN	3.20m x 1.90m
LOUNGE	6.00m x 5.80m
BEDROOM 1	3.48m x 2.70m
EN SUITE SHOWER ROOM	2.70m x 1.23m

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FIRST FLOOR

HALLWAY	9.00m x 1.80m
BEDROOM 2	3.56m x 3.50m
BEDROOM 3	3.30m x 2.70m
BEDROOM 4	4.70m x 3.50m
BEDROOM 5/ STUDY	3.80m x 2.40m
FAMILY BATHROOM	3.30m x 2.00m
INTEGRAL GARAGE	5.80m x 2.85m

All measurements in the schedule are approximations and for guidance only. Whilst believed to be correct, the measurements must not be used for any purpose whether for the floor area of any room, for measuring carpets or any other purposes.