

# 10 Hallforest

HILLHEAD CARAVAN PARK, KINTORE, ABERDEENSHIRE, AB51 0YX



*AN ADDITIONAL 1/2 PLOT OFFERS SIGNIFICANT  
ADDITIONAL OFF-ROAD PARKING*



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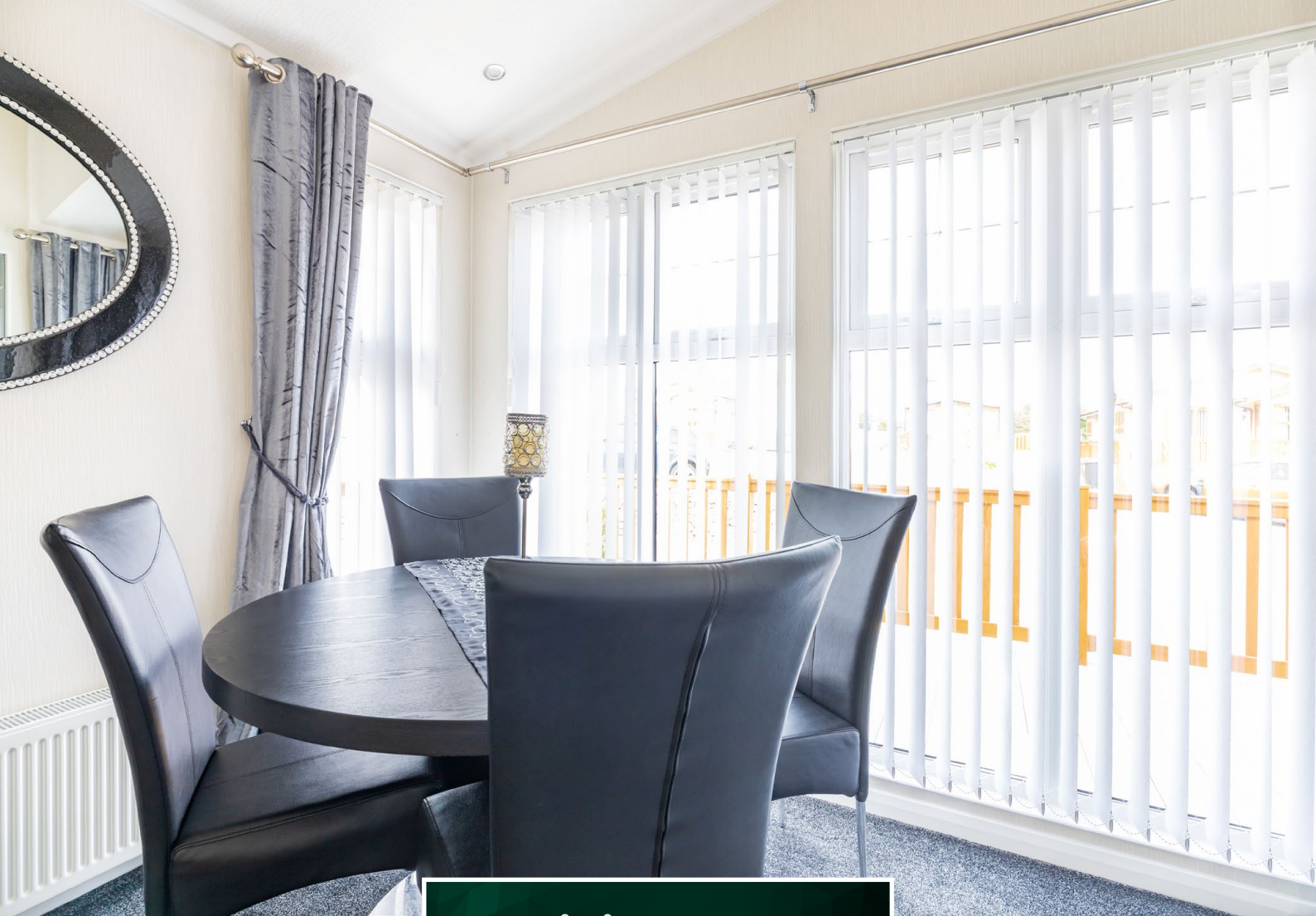
This luxury lodge - Windsor by Stately Albion is in pristine walk-in condition. It features a double-opening patio door which gives you easy access to your front decking. This static luxury lodge is genius in its design with optimised space and lighting to create a luxury feel guaranteed to make you feel special. Fully equipped with many integrated appliances, the Windsor leaves you wanting for nothing. The spacious main bedroom also features its very own walk-in wardrobe, which has the option to be converted to an en-suite if preferred. There is also a three-piece shower room.

The fully equipped, modern kitchen space includes a fridge-freezer and an integrated washing machine. The open plan living area is exceptionally light and airy due to the triple aspect windows and patio doors; the decor has lustrous fabrics in neutral tones that warm the space with abundant light. In addition to the comfortable living room, a separate dining area is alongside the kitchen. There is a handy utility space accessed from the hall.

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**10 Hallforest, Hillhead Caravan Park**





**Dining Area**



# The Kitchen





The main bedroom has a walk-in wardrobe to the rear of the lodge. The second double bedroom also has storage. The three-piece shower room is situated just along the hall from the bedrooms. Unique and genuinely timeless: this luxury lodge has it all.





**Bedroom 2**











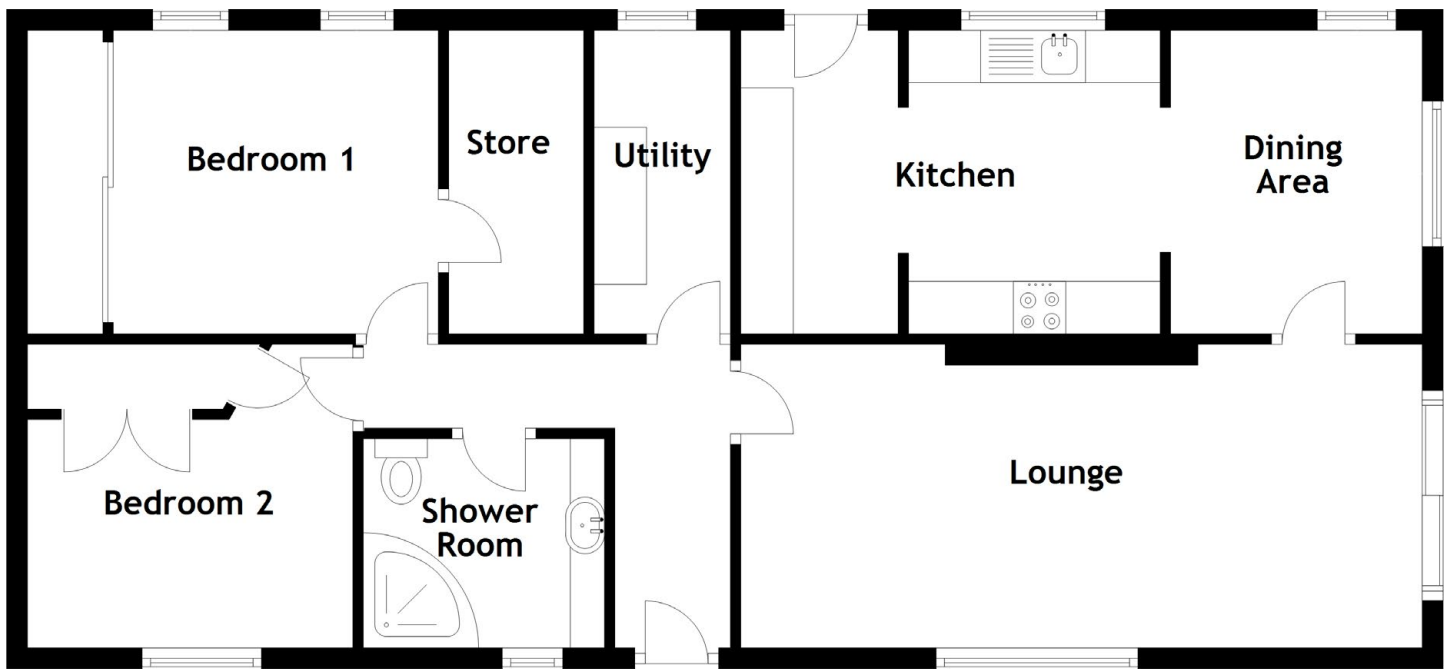
The property exterior has two natural strengths a private seating area to the rear of the lodge, which is a real sun trap. An additional 1/2 plot offers significant additional off-road parking or the opportunity to develop extra storage or outbuildings.

Some items of furniture may be available by separate negotiation.

#### Key Features:

- **Patio doors lead to - Large front decking**
- **Fully fitted kitchen with separate dining area**
- **Energy-efficient A Rated boiler**
- **Direct feed LPG**
- **Driveway for 5/6 cars**

2022/23 Yearly Site Fees Price on Application (covers water, sewerage, and electricity infrastructure).



Approximate Dimensions

(Taken from the widest point)

Lounge	5.80m (19') x 3.40m (11'2")	Bedroom 2	3.10m (10'2") x 2.18m (7'2")
Kitchen	3.90m (12'10") x 2.90m (9'6")	Shower Room	2.30m (7'7") x 2.00m (6'7")
Dining Area	2.90m (9'6") x 2.40m (7'10")	Utility	2.90m (9'6") x 1.30m (4'3")
Bedroom 1	3.10m (10'2") x 2.90m (9'6")		

## Floor Plan





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Hillhead is a luxury residential park within easy commuting distance of Aberdeen. No10 Hallforest is located at the end of a beautifully kept cul-de-sac; many current owners have downsized a turn-key situation with no maintenance worries when they are not in residence. The park enjoys a pleasant setting in a semi-rural area only 2 miles from Kintore.

Kintore is a thriving family-oriented village community with shopping, schooling, dentist, doctors, golf course, gym, spa and other essential amenities. Local residential and commercial growth and easy road access to the A96 make it an ideal location for people settling in Aberdeen and Shire. Hallforest is well served by public transport services and is within easy commuting distance of Aberdeen and Dyce. In addition, nearby Inverurie offers comprehensive shopping facilities, sporting amenities, bars and restaurants, and rail links to Aberdeen and Inverness.

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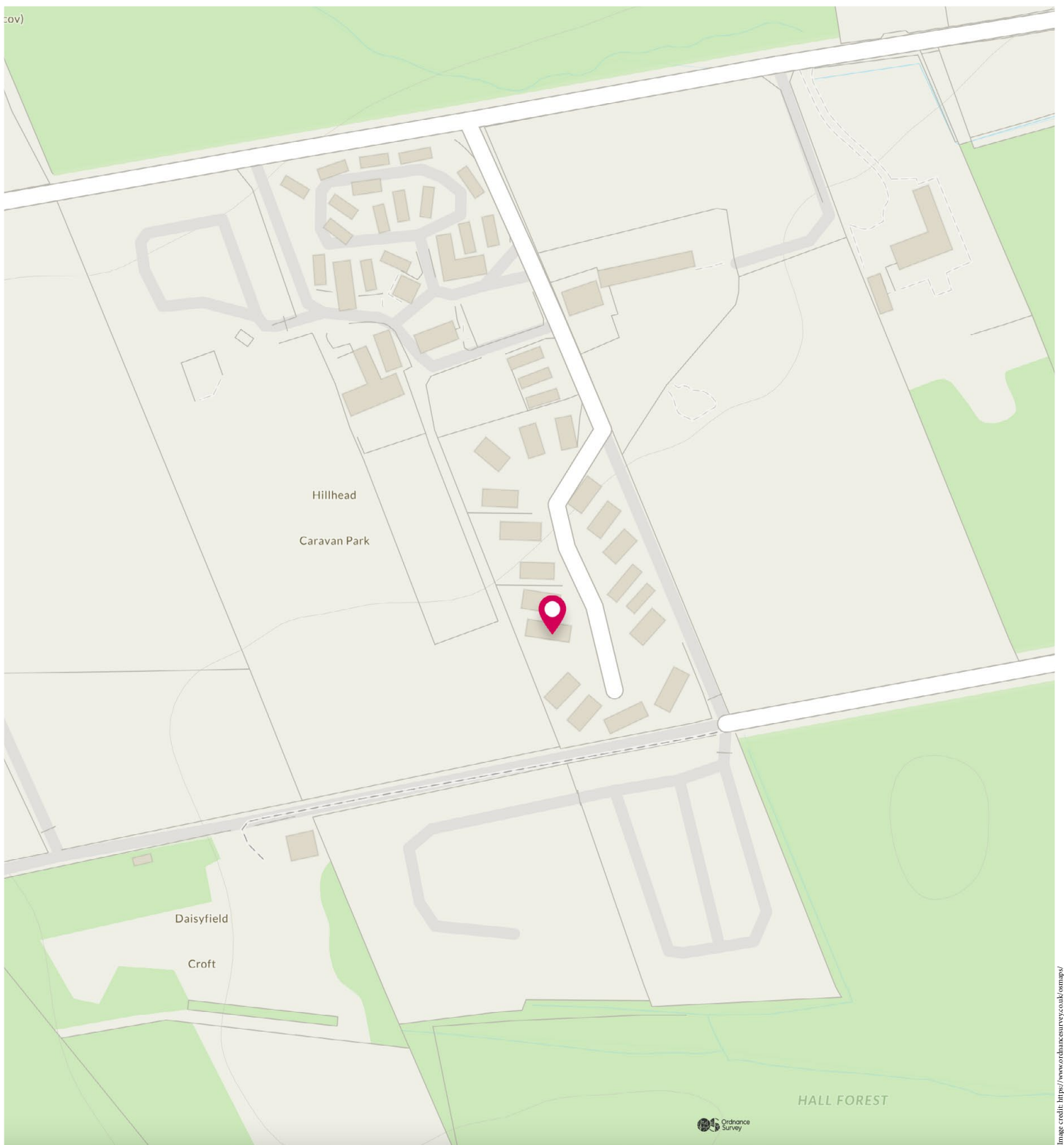


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

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