

# ***THE STEADING***

RATHEN, FRASERBURGH, AB43 8UX



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents



# The STEADING

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The Steading is an immaculate five-bedroom converted Steading. It is located in the quiet semi-rural hamlet of Gowanhill. This completely bespoke property has functioned as a substantial family home and accommodated the family business allowing the family home to remain completely separate.

This substantial property (450m<sup>2</sup>) offers spacious, bright living accommodation, which the present owners have offered to the market in an immaculate walk-in condition with generous room sizes, full double glazing, Oil fired central heating and a multitude of stylish fittings and finishings, including an ultra-modern integrated kitchen. This substantial property can provide a superb family home and offer a business showroom or garage facilities for a significant car collection. Equally, it could be re-rolled in numerous ways to meet the bespoke requirements of the new owners.



# The LOUNGE

The accommodation consists of a vestibule, a reception hall leading to all other accommodations, and a spacious and bright lounge.

The dining kitchen has many work surfaces, wall and base units partially integrated with quality appliances and a centre island. A utility room, gym area, family bathroom, showroom, bar/games room, and a vast garage facility with its own convenient shower room complete the ground floor accommodation.





*The*  
**UTILITY**



*Work From*  
**HOME SPACE**

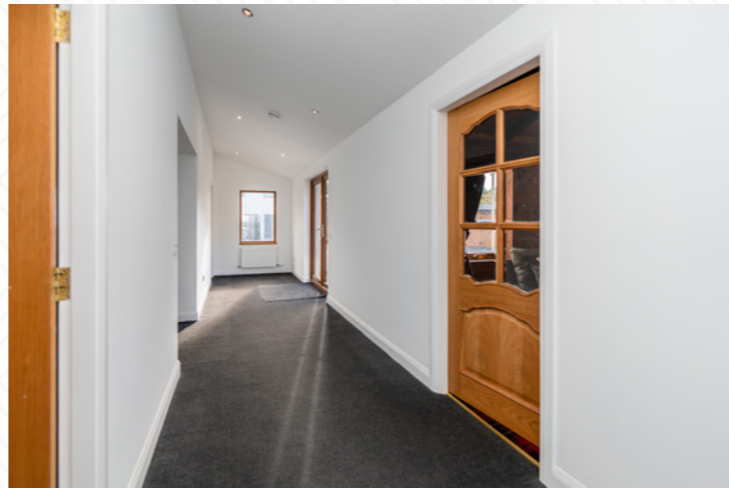
*The*  
**BATHROOM**



*The*  
**BAR & GAMES ROOM**



*The*  
**GARAGE**





## Master BEDROOM



The upper floor offers five double bedrooms; all have storage. The main bedroom has an en-suite shower room. Moreover, there is also a further separate shower room. Bedroom 5 has a sizeable storage room which new owners could quickly develop into a walk-in wardrobe or an additional ensuite. Finally, there is a significant multi-person office space and considerable store room.



**Second  
BEDROOM**



**Fourth  
BEDROOM**



**Third  
BEDROOM**



**Fifth  
BEDROOM**



*The*  
**OFFICE**



*The*  
**SHOWER ROOM**

# *The* SHOW ROOM



The showroom has been beautifully designed to offer off-road parking for clients, which doesn't encroach on the family areas.



A private courtyard to the rear of the property provides secure parking for numerous vehicles. A fantastic array of mature shrubs and plants with a boundary wall finishes the front garden—a beautifully constructed family decking area offers complete privacy for the family to relax. In addition, there is an undeveloped lawn area that is fully enclosed, making it a safe and secure environment for children and pets alike. Boundary walls and hedging gives the rear garden a vast amount of privacy, laid to lawn with tree-lined borders; the entire plot sits around 0.75 acres.

Viewing is essential to understand this unique property's quality and flexibility.





# Floor PLANS



## The DIMENSIONS

Approximate Dimensions (Taken from the widest point)

<b>Ground Floor</b>	
Lounge:	19.8' x 18.1'
Dining Kitchen:	33' x 13.2'
Utility Room:	9.1' x 7'
Bathroom:	9.9' x 9.9'
Work From Home Space:	11.9' x 11.8'
Gym Area:	20' x 17.6'
Games Room:	14' x 13.9'
Show Room:	34' x 17.6'
Garage:	85' x 23.9'

<b>First Floor</b>	
Bedroom 1:	19.5' x 16.5'
En-Suite:	9.5' x 5.1'
Bedroom 2:	15.6' x 15.1'
Bedroom 3:	13.4' x 10.6'
Bedroom 4:	13.2' x 10.4'
Bedroom 5:	17.1' x 11.5'
Shower Room:	10.4' x 6.1'
Office:	33' x 11.4'
Store Room:	19.8' x 11.4'

Gross internal floor area (m<sup>2</sup>): 450m<sup>2</sup>

EPC Rating: C

# The LOCATION

The Steading, Gowanhill, Rathen is two miles south of the small fishing village of Inverallochy and 4 miles southeast of Fraserburgh, where you will find all the amenities you would expect, including supermarkets, education and a fantastic marina and golf course. A bus link is available to Fraserburgh and features an Academy and a modern college.

The town of Fraserburgh is a major fishing port and lies at the northeast corner of Aberdeenshire and is the largest shellfish port in Europe; it also has one of the largest fishing fleets in the UK. While fishing is the town's primary industry, Fraserburgh and the local area have a wealth of undiscovered beauty. This magical coastline offers an excellent range of activities, including golf, birdwatching and shooting. The angler is spoilt for choice as there are several harbours and rivers a short walk or drive from this property.

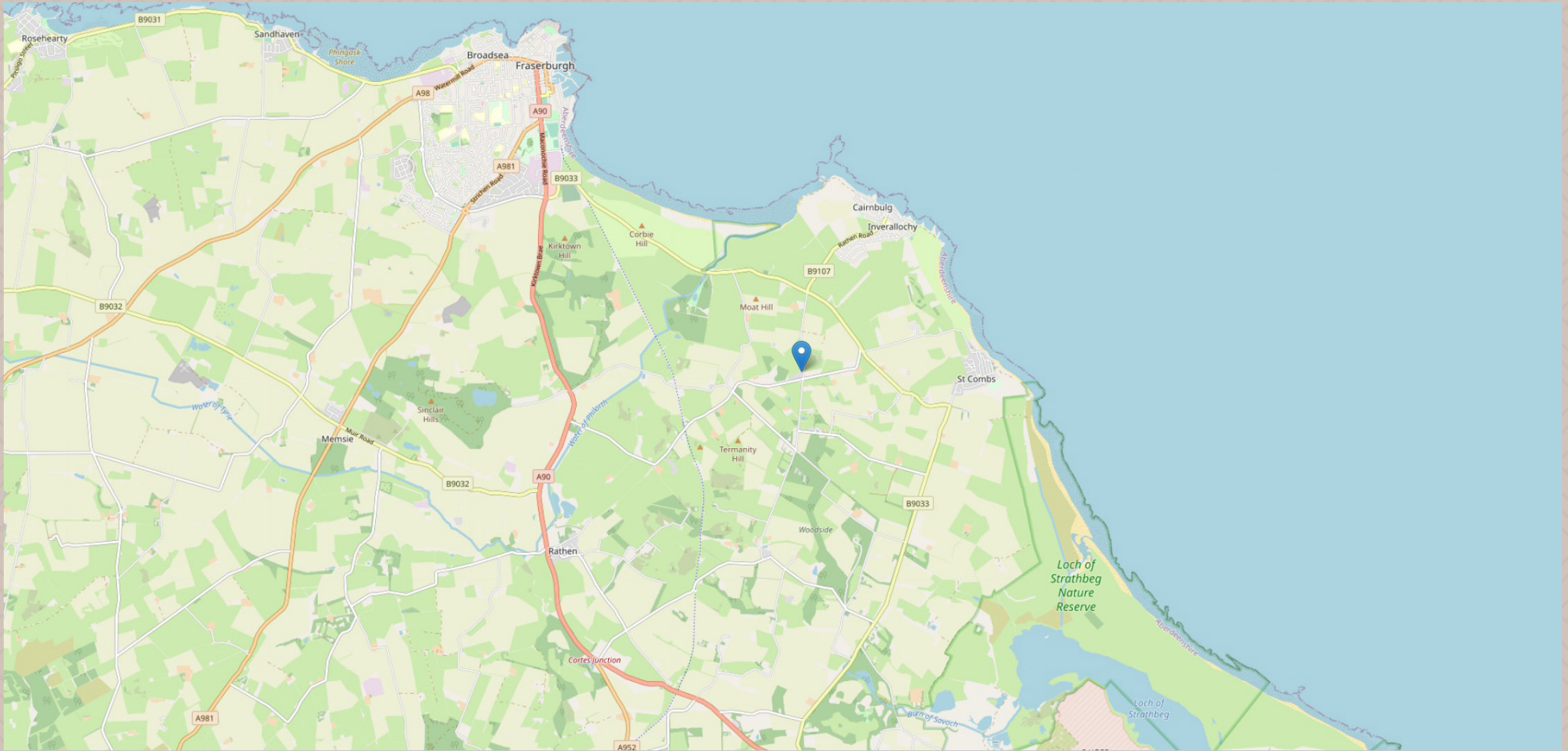


Within the town of Fraserburgh are banking facilities, restaurants, cafés, pubs, local shops and major supermarkets, and numerous churches in and around the town centre.

The central transport hub of Aberdeen and the East Coast operates from Union Square, where a comprehensive bus and rail network is available. Easy access onto the A90 gives direct routing to Aberdeen, approximately forty miles to the south. National and international flights are available from Dyce Airport, with the East Coast Rail Network operating through Aberdeen.








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