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11 OLD INN ROAD, FINDON, ABERDEEN, AB12 3RT



**Superb Five Bedroomed Detached Dwelling
with Sea Views and Additional Apartment**

OFFERS OVER
£405,000

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Accommodation Overview

Entrance Vestibule, Hall, Lounge, Double Bedroom, Bathroom, Kitchen/Dining Room, Laundry Room/Boot Room and Utility Room. Upper Floor: Study/Snug, Sun Lounge with Wrap Around Balcony, Family Bathroom and Three Double Bedrooms. Integral Single Garage and Parking Area. Gardens to the Rear. Workshop. Apartment: Galley Kitchen, Shower Room and Double Bedroom. Private Courtyard Garden.

We are delighted to offer for sale this tastefully decorated four bedroomed detached dwelling, with superb open views of the sea and surrounding countryside offering all the benefits of a country lifestyle, yet only minutes from city centre amenities. The property benefits from contemporary features including large picture windows with French doors leading to the wrap around balcony from the sun lounge as well as bi-folding doors in the kitchen, which make the most of the lovely surroundings. All rooms have been tastefully decorated, many with Laura Ashley wallpaper, and traditional features such as panelled internal doors and wood finishings, recessed downlighters, solid oak flooring to the large hallway and staircase and slate tiling to the lounge hearth and downstairs bathroom. The property has oil fired central heating and provides generous accommodation with impressive outside space and a separate self contained double bedroomed apartment with its own private courtyard garden. There is a large integral single garage and separate workshop with excellent parking space available for several cars to the front. Viewing is highly recommended.



Entrance Vestibule

A uPVC exterior door with decorative glass panels gives access to the welcoming entrance vestibule. Quarry floor tiles. Cupboard housing electric meter. A glass panelled door leads to the spacious hall.

Hall

A bright, spacious area with staircase leading to the upper floor. Doors leading to the downstairs bedroom, bathroom and kitchen/dining room and an attractive glass panelled door to the lounge. Beautiful solid oak floor and white wooden wall panelling to dado height. Understairs cupboard.

Lounge

18'1" x 15'5" [5.50m x 4.70m] approx.

Boasting a superb bay window which makes the most of the excellent countryside and sea views, this room is both light and airy. There is a feature fireplace with brick inlay and slate hearth incorporating an Eco burning stove and the room has carpeting and ceiling coving. T.V. point.

Bedroom 2

14'9" x 10'10" [4.50m x 3.30m] approx.

This is a good sized double bedroom with picture window to the front, carpeting and ceiling coving.



Bathroom

The bathroom is fitted with a three piece suite comprising w.c., pedestal wash hand basin and bath with shower and screen. Fully tiled around the shower area with remaining areas tiled to dado height. Large opaque window to rear. Traditional slate flooring.

Kitchen/Dining Room

26'3" x 13'1" [8.00m x 4.00m] approx.

This is a superb split level room where the upper level has oak flooring and could ideally be used as a dining area. A wooden partition with glazed panels separates this area from the kitchen, which is accessed by two steps down and doors also lead from this area to the laundry/boot room and utility room and there is a further built-in cupboard housing the water tank with additional storage space. The kitchen is fitted with ample white Clerkenwell high gloss wall and base units with wooden worktops incorporating a 1.5 bowl stainless steel sink with chrome mixer tap and splashbacks. Bosch electric hob and integral electric oven. The bi-folding doors which lead to the rear garden are a stunning feature and the two floor to ceiling windows and further side window all give the feeling of bringing the outdoors in.

Laundry/Boot Room

Access via the dining area there is plumbing for a washing machine and tumble dryer. There is a sink and additional worktops and shelving which provides excellent storage. An opaque glass door leads to rear garden.



Utility Room

Again accessed via the dining area this room provides further storage. There is an opaque glass door leading to the rear garden and a door leading to the large integral single garage which has power, shelving and an up and over door.

Upper Landing

A wooden staircase with solid oak treads and wooden balustrade leads to the carpeted upper landing. There is a window to the rear going up the staircase and doors from the landing lead to the study and three bedrooms.

Study/Snug

13'9" x 10'2" [4.20m x 3.10m] approx. at widest

This is a large carpeted area ideal as a study or games room. Access hatch to loft. Door to family bathroom. Two steps down and French doors to the sun lounge. T.V. point. Downlighters.

Sun Lounge

12'6" x 11'10" [3.80m x 3.60m] approx.

The sun lounge has a tiled floor, exposed wooden rafters and glass windows to three sides make the most of the spectacular scenery. French doors lead to the wrap around balcony on the three sides which gives ample room for further seating ideal for outdoor entertaining.



Family Bathroom

The family bathroom is fitted with a white four piece suite including w.c., fully tiled corner shower cubicle with electric shower, pedestal wash hand basin and bath, both with chrome mixer taps. There is a wall mirror with built-in light, a wall cabinet and a built-in cupboard with shelving. Tiled floor and tiling to dado height. Downlighters. Opaque window to rear.

Master Bedroom

15'5" x 9'10" [4.70m x 3.00m] approx.

A lovely front facing room with large picture window and dressing area with built-in drawers and hanging space. There is a further built-in cupboard and the room has carpeting and ceiling coving. Downlighters. T.V. point.

Bedroom 3

14'1" x 7'10" [4.30m x 2.40m] approx.

A good sized carpeted room, with window to the rear and built-in cupboard with hanging space. Ceiling coving. T.V. point.

Bedroom 4

10'10" x 8'10" [3.30m x 2.70m] approx.

Another good sized room with carpeting and rear window. A built-in cupboard provides hanging space. Ceiling coving. T.V. point.

Outside

There is a large parking area to the front of the property with ample parking for four/five cars. Well stocked shrub border and exterior lighting. A side gate leads to the rear garden which is beautifully presented, laid to lawn with mature shrubs, plants and fruit trees, one of which has a treehouse. Large patio area ideal for family entertaining. Boiler room housing oil tank. Timber garden shed. Large shed attached to the side of the house which can be accessed from the front and rear which is fully powered and makes an ideal workshop over two floors. Gate leads to private courtyard for self contained apartment.

Notes

Oil central heating. Part double glazing. EPC=E. All carpets, light fittings, the integrated dishwasher and two integrated fridges will be included, along with the sheds and treehouse. Some furnishings and curtains may be sold by separate arrangement.

Self Contained Apartment

19'0" x 9'10" [5.80m x 3.00m] approx. main room

This is a one bedroomed apartment with shower room and galley kitchen ideal for guests or to rent out as a business venture. It is accessed via its own lovely private courtyard garden and has its own front door. Internally it has been finished off to an excellent standard with wood doors and finishings. The galley kitchen incorporates wood effect base and wall units with roll top work surfaces and built-in double electric hob and electric oven. Splashbacks, stainless steel sink with chrome mixer tap. The shower room has a modern white three piece suite including w.c., wall wash hand basin and large fully tiled shower cubicle with power shower. Tiled flooring and vintage tiling to dado height. The spacious well equipped bedroom has been tastefully decorated with Eco radiator, T.V. point, oak flooring and good sized window overlooking the front.

Viewing

Please telephone the Selling Agent's Stonehaven office.

Office Reference: NEM/LP/Stonehaven

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