

**Raeburn
Christie
Clark &
Wallace**

for life & business

Aberdeen

399 Union Street
AB11 6BX
Tel 01224 56 46 36

Banchory

75 High Street
AB31 5TJ
Tel 01330 82 29 31

Ellon

7 The Square
AB41 9JB
Tel 01358 72 07 77

Inverurie

6 North Street
AB51 4QR
Tel 01467 62 93 00

Stonehaven

1 Market Buildings
AB39 2BY
Tel 01569 76 29 47

E-mail:
property@raeburns.co.uk

www.raeburns.co.uk

25 PERKHILL ROAD, LUMPHANAN, AB31 4TG



**Spacious Two Bedroomed Semi Detached
Bungalow with Large Garden**

OFFERS OVER
£140,000

25 PERKHILL ROAD, LUMPHANAN, AB31 4TG

Spacious Two Bedroomed Semi Detached Bungalow with Large Garden

OFFERS OVER £140,000

Accommodation Overview

Vestibule, Hall, Lounge, Breakfasting Kitchen, Double Bedroom with En Suite Shower Room, further Double Bedroom and Bathroom. Extensive Gardens with Off-Road Parking to the Rear.

Enjoying an elevated position with picturesque views across Lumphanan, this spacious two bedroomed semi detached bungalow is set on a generous plot and offers light and airy accommodation throughout. A bright vestibule leads to the good sized hall and generous lounge which boasts a large bay window and open fire. The well appointed kitchen provides space for a breakfast table and chairs. There are two double bedrooms, the main bedroom is served by an en suite shower room and the spacious bathroom completes the accommodation. The well maintained gardens are mainly laid to stone chip for easy maintenance with areas of lawn and timber sun deck to the rear where there is also ample off-road parking available. The property offers superb development potential providing the relevant consents are obtained and would make an ideal first time purchase or for those looking to downsize. Viewing of this attractive pink granite home is recommended.



Vestibule

Entered via a uPVC door with glazed section, this bright entrance features a part glazed door leading to the hallway.

Hall

A good sized hall offers access to most accommodation. A high level wall mounted cupboard houses the electricity meter and fuse box. Smoke detector. Telephone point.

Lounge

16'1" x 11'7" [4.90m x 3.55m] approx.

An exceptionally light and airy, well proportioned lounge boasts a large bay window overlooking the front of the property. A particular focal point is the tiled fire surround with matching surround housing an open fire. Fitted storage cupboard. TV point. Door to kitchen.

Kitchen

13'5" x 7'7" [4.10m x 2.30m] approx.

Fitted with a range of wall and base units incorporating roll front work surface, extensive splashback tiling and a stainless steel sink with drainer. Space for free standing appliances including a cooker, fridge, freezer, washing machine and tumble dryer. There is also space for a breakfast table and chairs if desired. Window to rear and part glazed uPVC door to the rear garden. Hatch to insulated roof space.



Bedroom 1

13'8" x 11'5" [4.15m x 3.50m] approx.

A generous double bedroom with a large picture window overlooking the front of the property. This room benefits from a double fitted wardrobe with sliding mirrored doors providing ample shelf and hanging space. The room is further enhanced by an en suite shower room.

En Suite Shower Room

Centrally set, this useful shower room is fitted with a fully tiled shower enclosure housing an electric Mira shower. Fully tiled throughout and ceramic tiled floor. Xpelair.

Bedroom 2

11'2" x 11'2" [3.40m x 3.40m] approx.

Further spacious double bedroom providing ample space for a range of free standing furniture. Picture window to rear.

Bathroom

This good sized bathroom is fitted with a white three piece suite and is tiled to dado height throughout. Opaque window to rear with deep display sill.



Outside

The property occupies a generous corner plot with elevated south east facing frontage. Steps at the front lead to the entrance with a paved path to the side/rear gardens. The front is mainly laid to stone chip with the side garden screened by high level timber fencing and mature conifer hedging. The generous rear garden features a paved courtyard to the rear of the property with steps leading to a stone chipped terrace and area of lawn along with a timber sun deck and summerhouse which is equipped with power and light. Vehicular access to the rear of the property leads to ample off-road parking with space for a garage provided the relevant consents are obtained.

Location

Lumphanan lies just 23 miles west of Aberdeen and within easy access of the nearby towns of Banchory and Aboyne where there is a comprehensive range of shops and several excellent hotels and restaurants. Primary education is catered for in the village with Secondary education available at Aboyne Academy with a school bus service in operation. A range of leisure pursuits includes a 9 hole Golf Course and new Club House in Lumphanan and, in nearby Aboyne a Community/Sports Centre and swimming pool.

Directions

On entering the village of Lumphanan from Torphins, continue along the main road and turn right into Perhill Road. Continue straight ahead, bearing left at the fork and number 25 is located on the left hand side, as indicated by our For Sale board.





Notes

Electric heating. Double glazing. EPC=F. All floor covering and curtain to remain along with most white goods.

Viewing

Please telephone the Selling Agent's Banchory Office.

Office Reference: PXB/AG/Banchory

WHILST THESE PARTICULARS ARE BELIEVED TO BE CORRECT, THEY ARE NOT GUARANTEED AND ARE NOT TO FORM PART OF ANY CONTRACT OF SALE.

For FREE independent mortgage advice, contact our Financial Services Department on 01224 332400

Raeburn Christie Clark & Wallace LLP is a limited liability partnership registered in Scotland Reg No. SO306741. Registered Office: 12-16 Albyn Place, Aberdeen AB10 1PS
Raeburn Christie Clark & Wallace is the trading name of Raeburn Christie Clark & Wallace LLP. VAT registration number 265 3224 69

www.raeburns.co.uk

Raeburn Christie Clark & Wallace
for life & business