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399 Union Street
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Tel 01358 72 07 77

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AB51 4QR
Tel 01467 62 93 00

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AB39 2BY
Tel 01569 76 29 47

E-mail:

property@raeburns.co.uk

www.raeburns.co.uk

GOURDIEPARK FARMHOUSE, POTTERTON, AB23 8US



**Attractively Presented Three Bedroomed Detached
Dwelling with Off-Street Parking and Outbuilding**

OFFERS OVER
£230,000

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Accommodation Overview

Vestibule, Hall, Lounge, Dining Kitchen, Double Bedroom and En Suite. First Floor : Two Double Bedrooms and Shower Room. Outbuilding/Utility Room

Enjoying an extremely sunny aspect, this three bedroomed detached dwelling with outbuilding/utility room and recently replaced carpeting throughout is a good family home just a short walk from the local shop and amenities. Benefitting from gas central heating and uPVC double glazing, the accommodation includes the entrance vestibule which leads to the hallway which has stairs to the first floor. The extremely spacious lounge is fitted with floor to ceiling windows and French doors to the front patio/parking area. The rear hall also gives access to the fully fitted dining kitchen and the cloaks/w.c. The ground floor also includes a main bedroom and en suite shower room. The first floor accommodation has two double bedrooms each looking to lovely panoramic views and the fully tiled shower room. Outside, there is a handy utility room attached to the property. Parking is to the front and each side of the property. The garden to the rear is laid to gravel for easy maintenance and has tall fencing providing privacy. Viewing recommended.



Vestibule

2.80m x 1.80m (8'8" x 5'9") approx.

The uPVC door with stained glass inset leads into the vestibule with south westerly facing windows dressed with vertical blinds. Part glazed door to hallway. The recently replaced carpeting is fitted throughout most of the ground and first floor.

Hall

3.00m (9'8") approx. in length

The hallway, with the curving carpeted staircase to the first floor also gives access to the lounge and the double bedroom with en suite.

Lounge/Dining

6.90m x 3.60m (22'6" x 11'8") approx.

This fabulous south facing room with floor to ceiling windows and French doors to the front is filled with natural light and has a decorative chimney breast along with a door to the rear vestibule. Bracket for wall mounted TV. Telephone point.

Double Bedroom

4.20m x 3.10m (13'7" x 10'1") approx.

Also to the front with a deep silled window which is south facing, this versatile double bedroom could be ideal as a dining room or office if desired.



En Suite

2.20m x 1.10m (7'2" x 3'6") approx.

Fitted with slate flooring and a deep silled window, this room is fully tiled and includes a light pastel w.c. and wash hand basin with shaver point above. The fully tiled shower cubicle includes a mains connection. Built-in cupboard. Extractor fan.

Rear Vestibule

The uPVC door from the yard leads into the vestibule with tiled flooring, matwell, wood linings to dado height and access to the dining kitchen, cloaks/w.c. and additional cupboard.

Dining Kitchen

5.20m x 3.80m (17'0" x 12'4") approx.

This spacious, light and bright fully tiled dining kitchen, with attractive floor tiling, incorporates an abundance of long work surfaces and cabinets at high and low level to include the gas hob, oven, dishwasher and American style fridge/freezer. The stainless steel sink is below the wide window to the side. An additional window gives light from the side. Space for washing machine. Cupboard containing the central heating boiler.



Cloak's/W.C.

Handy for the gardeners in the family and with tiled flooring, this w.c. with wall to wall bi-fold storage includes a pastel w.c., wash hand basin and wood linings to dado height. Wooden ceiling. Extractor fan. A door leads to the corridor which has a built-in cupboard and door to the garden.

First Floor

The curving carpeted staircase leads to the first floor with velux above and storage cupboards below. Access to two double bedrooms and shower room.

Bedroom 2

3.60m x 3.30m (11'1" x 10'8") approx.

With fabulous open views to the south through the recessed deep silled window dressed with vertical coloured blinds, this spacious double bedroom incorporates wall to wall wardrobe accommodation containing hanging and bespoke shelving space.

Bedroom 3

3.70m x 3.30m (12'1" x 10'8") approx.

With the same southerly panoramic views, this double bedroom is almost a mirror image of bedroom two with a recessed deep silled window and light coloured vertical blinds. Wall to wall wardrobe accommodation and built-in eaves cupboard with additional recessed area with power points.



Shower Room

2.30m x 1.70m (7'5" x 5'5") approx.

This fully tiled room, with attractive tiled flooring includes a window and a white suite with the w.c. and the envelope style wash hand basin set on white vanity units. A corner shower cubicle incorporates a Mira electric shower. Downlighters. Extractor fan.

External Utility Room

5.40m x 2.40m (17'7" x 7'8") approx.

Located to the rear and attached to the house, this room has a window and door to the yard. A door also leads onto the driveway to the other side of the property. Built-in cupboard, corner storage cupboard. Radiator.

Parking

The area to the front of the house is south facing and provides parking for two to three vehicles. There are driveways on each side of the property providing additional parking.

Gardens

To the front of the property it is laid to tarmac with parking. The large gravel area to the rear is extremely low maintenance, has a drying area and tall fencing for privacy.

Location

Potterton lies only a short drive from Aberdeen City which is approximately 5 miles away, Aberdeen airport is some 8 miles east and the north east Industrial Estates are also within easy travelling distance of the property. The peaceful village of Potterton is a small community with a local shop, garage and a community centre with a wider range of amenities available in close by Balmedie, Bridge of Don and Aberdeen city.

Directions

From the B & Q roundabout at the Bridge of Don, follow the road to Tarves and on arriving in Potterton turn left opposite Panmure Gardens into Gourdiepark Road where the property is a 100yds approx. on the right hand side at the end of the low wooden fence. Parking is to the front of the property.

Notes

Gas central heating. Full double glazing. EPC=D. All recently replaced carpeting throughout, blinds, light fittings, the gas hob, oven, dishwasher and fridge/freezer are included.

Viewing

Please telephone 07801 199287 or the Selling Agent's Ellon office.

Office Reference: JHN/THK/Ellon

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