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PETTYMUICK CROFT, UDNY STATION, ELLON, AB41 6SB



**Striking Six Bedroomed Family Home, Double
Garage and Self Contained Two Bedroomed Flat**

OFFERS OVER
£620,000

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Accommodation Overview

Vestibule, Reception Hall, Lounge, Kitchen/Diner/Family Room, Utility Room, Double Bedroom with En Suite, Double Bedroom 5, Bedroom 6/Office, Bathroom. Upper Hall, Master Bedroom with En Suite Dressing Room and Shower Room, Two further Double Bedrooms and Family Shower Room. Gardens. Double Garage.

This beautifully created, stylish family home was completed to exacting standards, with fine attention to detail throughout. Located within a small development of executive family homes, it offers fine country living with tranquil views whilst having ease of access to Aberdeen, Bridge of Don and Dyce and major road links north and south. The property is fitted with hardwood double glazing and oil central heating and is finished with light oak inners doors, complemented with modern décor and quality floor coverings. Offering eye catching features and beautiful open plan living space, the accommodation includes a spacious, welcoming hall, a magnificent lounge, fully fitted kitchen/diner and family room on "L" shape open plan, beautifully equipped for today's modern life style with utility room off. A luxury bathroom and three bedrooms, one with en suite, completes the ground floor accommodation. The galleried hall on the upper floor follows through to the principal bedroom with en suite dressing room and shower room, two further bedrooms and shower room. A double garage benefits from a self contained two storey apartment with two bedrooms, both with en suites. The garden grounds are fully enclosed and offer lovely views across the countryside. If you are looking for a modern, distinctive family home, then you will not be disappointed, and early viewing is highly recommended.



Vestibule

2.58m x 1.52m (8'5" x 4'10") approx.

A bright vestibule, fitted with distressed oak floor tiles which continues through most of the ground floor accommodation.

Reception Hall

8.51m x 4.70m (27'9" x 15'4") approx. at widest

An imposing, welcoming hall on "T" shape, carpeted and fitted with quality solid light oak and co-ordinating glazed inner doors, with sweeping oak staircase to upper floor. Three built-in cupboards for storage, housing the central heating pump and the hot water cylinder.

Lounge

5.59m x 4.45m (18'3" x 15'0") approx.

An elegant room with two windows to side and wall to wall full length French doors at the front opening out to a well appointed seating area which provides glorious country views.



Kitchen/Diner/Family Room

7.20m x 6.62m (23'6" x 21'7") approx.

Offering excellent bespoke family living space, this well appointed room is flooded with natural light, incorporating dual aspect windows and French doors opening out to the garden at the rear. It is fitted with a comprehensive range of matt grey cabinets finished with LED kickboard lighting and incorporates generous runs of co-ordinating distressed oak worktops and a 1.5 bowl sink/drainers and mixer tap. A co-ordinating island unit with quartz top provides additional storage space underneath and casual dining space, and also houses the electric induction hob and overhead chimney style extractor. Integrated fridge, freezer, dishwasher, fan assisted oven and microwave. The family area provides ideal living space and incorporates a feature wall with recess displays.

Utility Room

2.19m x 1.90m (7'2" x 6'2") approx.

Fitted with matching cabinets and worktops as the kitchen, incorporating a stainless steel sink/drainers and mixer tap. Access door to garden at rear. Plumbed for automatic washing machine and space for tumble dryer.

Guest Bedroom

4.11m x 3.50m (13'5" x 11'5") approx.

A generously proportioned room offering glorious views across the front, incorporating built-in wall to wall mirror door wardrobes with central shelved/drawer storage.



En Suite

2.90m x 1.46m (9'5" x 4'8") approx.

Fitted with a self contained shower enclosure finished with wet wall and incorporating a w.c. and wash hand basin with gloss storage drawer underneath.

Double Bedroom 5

4.42m x 3.38m (14'5" x 11'1") approx. into window

A side facing room of excellent proportions, incorporating extensive mirror door wardrobes fitted with shelved/drawer storage.

Bedroom 6/Study

3.49m x 2.96m (11'5" x 9'7") approx.

An adaptable room, located to the front with built-in double wardrobe.

Bathroom

3.05m x 2.30m (10'0" x 7'5") approx.

Fitted with a three piece white suite, incorporating a circular bowl sink with oak effect stand, w.c. and bath with tiled surrounds. Porcelain tiled floor.

Upper Hall

A galleried "U" shaped hall, carpeted and fitted with oak inner doors. Velux window to rear. Hatch to loft.



Master Bedroom with En Suite

5.93m x 5.37m (19'5" x 17'6") approx. into dressing area

Of excellent proportions and enjoying glorious open views across the countryside to the front. It incorporates a feature half moon display shelf with recess vanity mirror. En Suite Dressing Room incorporates two built-in wardrobes with light one of which is walk-in (4.00m x 1.26m approx.). **En Suite Shower Room:** (3.99m x 2.38m (13'1" x 7'8") approx.) Beautifully tiled throughout and fitted with a white roll top club foot bath, self contained walk-in shower, w.c. and inset wash hand basin with base storage cupboards underneath. Velux window to front.

Double Bedroom 3

4.34m x 4.14m (14'2" x 13'6") approx. into window

Carpeted and offering lovely country views across the side. Triple sized built-in mirrored door wardrobe.

Double Bedroom 4

3.37m x 2.65m (11'1" x 8'7") approx.

Located to the rear with built-in double wardrobe.



Shower Room

3.72m x 1.93m (12'2" x 6'3") approx.

Incorporates a newly fitted eye catching tiled floor, w.c. self contained shower enclosure and wash hand basin set into a gloss stand with storage drawer underneath. Chrome ladder radiator.

Self Contained Flat

This modern self contained apartment offers huge potential for rental or as a granny flat. The accommodation includes a hall with built-in storage cupboard and fully tiled bathroom (2.11m x 1.74m (6'9" x 5'7") approx.) incorporating a shower, bath, w.c. and wall hung sink. The charming lounge on "L" shape open plan to the kitchen (6.11m x 6.00 (20'0" x 19'7") approx.) which is fully fitted with dark grey gloss cupboards, oak top and stylish glass wet wall. It is equipped with an integrated fridge, dishwasher, microwave oven, electric hob, fan assisted oven/grill and extractor, with 1.5 bowl sink. On the upper floor, there are two double bedrooms both with en suite shower rooms. Bedroom 1 (13'0" x 10'1" (3.97m x 3.09m) approx.). Bedroom 2 (4.15m x 3.97m (13'6" x 13'0") approx.).



Outside

The property enjoys a privileged setting within a small hamlet of individual family homes. It stands within well kept grounds which are well appointed to fully appreciate the excellent country setting. The gardens are partly laid to lawn, incorporating an extensive driveway with turning point. Rotary clothes dryer. Paved pathways take you round the gardens to a large seating area at the rear. The entire gardens are fully enclosed and accessed through double driveway gates. Fully lined double garage (6.23m x 5.49m (20'0" x 18'0") approx.) fitted with a remote controlled door, power and light, incorporating a sink with chrome mixer tap and plumbing for an automatic washing machine. Window to rear and integral door to self contained flat.

Notes

Full double glazing. Oil central heating. Drainage to septic tank. Mains water supply. EPC=B. All floor coverings, blinds and light fittings to remain.

Viewing

Please telephone the Selling Agent's Ellon office.

Office Reference: JHN/JC/Ellon

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