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for life & business

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BREASLANN, OLD CHAPEL ROAD, INVERURIE, AB51 4QN



**Beautifully Appointed Three Public/Six
Bedroomed Former B&B with Double Garage**

OFFERS OVER
£475,000

Accommodation Overview

Entrance Vestibule, Hallway, Lounge, Dining Kitchen, Utility Room, Family Room and Sun Lounge on Open Plan, Bathroom and Two Double Bedrooms with En Suites. Upper Landing: Master Bedroom with En Suite and Dressing Room, Three further Double Bedrooms with En Suites.

We are thrilled to offer for sale this three public/six bedroomed detached former B&B with double garage occupying a generous plot close to the town centre. The extremely spacious accommodation is finished to a high standard with solid oak finishings throughout and has been beautifully maintained. The entrance vestibule opens into the welcoming hall which gives access to all ground floor accommodation including the generous sized lounge. The recently upgraded dining kitchen is located to the rear which in turn gives access to the utility room, family room and sun lounge. There are two double bedrooms, both with en suites and a family bathroom completing the ground floor accommodation. The first floor includes the master bedroom with en suite and dressing room. There are three further double bedrooms, all of which have en suites and wardrobe accommodation. Outside the sweeping driveway leads to the double garage with remote controlled door and parking to side for several vehicles. A gate leads to the fully enclosed rear garden with lawn and paved patios, ideal for entertaining and enjoying the afternoon sun. Viewing is highly recommended to appreciate the location and sizeable accommodation on offer.



Entrance Vestibule

A part glazed hardwood door with glazed side opens into the bright vestibule which has tiled flooring and full length glass door to hallway. Control panel for fire alarm system.

Hallway

The welcoming hallway, with the staircase to the first floor, gives access to all ground floor accommodation. Three built-in cloak cupboards provide an abundance of storage space. Fitted carpet.

Lounge

6.90m x 4.60m (22'6" x 15'0") approx.

Tranquil and tastefully co-ordinated lounge with dual aspect windows allowing plentiful natural light. Built-in base and wall units with integrated fridge. Ample space for free standing furniture. Log burner on slate hearth. Laminate flooring.

Dining Kitchen

5.20m x 4.10m (17'0" x 13'4") approx.

Fitted with an extensive range of contemporary base, wall, larder and drawer units. Generous runs of work surface incorporate a Neff induction hob and stainless steel drainer sink with double window above which overlooks the rear garden. Integrated appliances include oven, grill, microwave, dishwasher and larder fridge. Attractive laminate floor tiles.



Utility Room

3.25m x 2.60m (10'7" x 8'5") approx.

This practical space with built-in base, wall and larder units incorporates a work surface with stainless steel drainer sink and window above. Plumbed for washing machine and dishwasher. Space for tumble dryer. Part glazed storm door to rear garden.

Family Room

4.05m x 3.60m (13'3" x 11'8") approx.

Lovely relaxing area offering ample space for free standing furniture and is on open plan with the sun lounge. Laminate flooring

Sun Lounge

3.75m x 3.30m (12'3" x 10'8") approx.

With wall to wall windows allowing ample natural light, this room also has French doors leading out to the rear patio. Tiled flooring.

Bedroom 6 and En Suite

3.85m x 2.95m (12'5" x 9'7") approx.

Neutrally presented room complemented with fitted carpet. Built-in single wardrobe and window to side of property. Access to **En Suite 2.85m x 1.15m (9'3" x 3'7") approx.** which is fitted with a three piece suite comprising wall mounted wash hand basin with LED mirror above, w.c. within vanity storage unit and a double shower enclosure. Chrome heated towel rail. Laminate floor tiles. Stylish wet wall throughout.



Bedroom 5 and En Suite

5.80m x 3.20m (19'0" x 10'5") approx.

Generous sized room with bay window frontage. Built-in wardrobe and vanity table. Fitted carpet. Access to **En Suite 3.05m x 1.25m (10'0" x 4'1") approx.** with wall mounted wash hand basin, w.c. within vanity storage and a double shower enclosure. Chrome heated towel rail. Laminate floor tiles. Opaque window to side. Fully lined with wet wall.

Bathroom

2.90m x 2.35m (9'5" x 7'7") approx.

This exquisite and spacious fully tiled bathroom is fitted with a four piece suite comprising w.c, bidet, bath and wash hand basin set within a wall mounted vanity unit with mirror cabinet above.

Upper Landing

The staircase with runner carpet and solid oak balustrade and handrail leads to the upper landing. The upper hallway, which includes a long walk-in part shelved cupboard, is fitted with a security door which in turn leads to the master bedroom and bedrooms two and three. Deep airing cupboard containing the hot water tank. Hatch to loft space. Two large Velux windows and further window on landing.



Master Bedroom and En Suite

4.20m x 3.50m (13'8" x 11'5") approx.

This tastefully decorated double bedroom overlooks the rear garden and has a fitted carpet. Access to **En Suite 2.65m x 2.35m (8'7" x 7'7") approx.** with his and her wash hand basins within wall mounted vanity unit with two LED mirrors above. Walk-in tiled shower enclosure with dual shower heads. Tiled flooring and Velux window to side. A door in the en suite leads to the dressing room beyond, which provides an abundance of shelf and hanging facilities as well as fitted drawer units and vanity table. Velux to side

Bedroom 2 and En Suite

4.00m x 2.95m (13'1 x 9'7") approx.

Good sized room with built-in double wardrobes and work station. Triple windows to rear allow ample natural light. Fitted carpet. Recessed shelved book case. **En Suite 2.90m x 1.30m (9'5" x 4'3") approx.** fitted with wash hand basin, w.c within vanity unit and double shower enclosure. Chrome heated towel rail. Laminate floor tiles and fully lined with wet wall.



Bedroom 3 and En Suite

3.80m x 2.85m (12'5" x 9'3") approx.

Triple windows overlook the front garden in this generous sized room. Built-in double wardrobes and further built-in cupboard provide excellent storage. Fitted carpet. **En Suite 2.75m x 1.30m (9'0" x 4'3") approx.** fitted with wash hand basin within vanity unit, w.c. with concealed cistern and double shower enclosure

Bedroom 4 and En Suite

5.05m x 4.60m (16'6" x 15'1") approx.

Neutrally presented room overlooking the front of the property and with fitted carpet. Built in double wardrobes with sliding mirrored doors. **En Suite 2.25m x 1.35m (7'4" x 4'4") approx.** Three piece suite comprising wash hand basin and w.c. set within a vanity unit and double shower enclosure. Chrome heated towel rail. Laminate floor tiles. Fully lined with wet wall.

Garage

7.80m x 5.50m (25'6" x 18'0") approx.

An extensive loc-bloc driveway leads to the garage with a remote controlled up and over door, power, light, water and w.c.. Access to floored loft space via concertina loft ladder. Side door to driveway.



Outside

The front of the property is laid in loc-bloc and provides ample parking for numerous vehicles. Sheltered by high level Leylandi hedging and borders filled with mature flowers and shrubs. A gate at the side leads to the fully enclosed south facing rear garden which is laid partly to lawn with paved patios which enjoy the afternoon sun. Garden shed to remain. Rotary dryer.

Notes

Gas central heating. Double glazing. EPC=C. All curtains, blinds and lights fittings are included in the sale along with integrated appliances. Hard wired fire alarm system. Certain items of furniture are available by separate negotiation.

Viewing

Please telephone the Selling Agent's Inverurie office.

Office Reference: INV/NT/Inverurie

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



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