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12 MILLFIELD TERRACE, INVERURIE, AB51 4UE



**Secluded Three Bedroomed Link Detached
Dwelling with Garage and Gardens**

OFFERS OVER
£210,000

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Accommodation Overview

Entrance Vestibule, Hall, Lounge/Dining Area, Kitchen, Inner Hall, Double Bedroom and Bathroom. First Floor: Two Double Bedrooms and Cloak W.C.

Enjoying a secluded setting on a generous sized corner plot at the end of a quiet cul de sac and close to Strathburn School, this attractively presented three bedroomed link detached dwellinghouse with garage and extensive gardens is in a prime location within easy walking distance of the town centre. The accommodation includes the entrance vestibule, hallway with stairs to the first floor and the lovely lounge/dining area with laminate flooring as well as floor to ceiling window and further side window filling the room with natural light. The fully fitted kitchen leads out to the enclosed rear garden. The inner hall gives access to double bedroom three and the elegant family bathroom with over bath shower. The first floor includes two attractive double bedrooms each with built-in wardrobe accommodation and a fully tiled cloak w.c. There is parking for two cars in front of the house and garage and an extensive lawn located to the side is ideal for extending if desired. The garden to the rear a real suntrap is ideal for summer entertaining and for breakfast in the summer months. Early viewing is highly recommended.



Entrance Vestibule

The solid front door leads into the vestibule which has an abundance of shelving for display purposes and large window insuring plentiful natural light. Georgian style door to the hallway. Coir entrance matting.

Hallway

There is a staircase with neutral carpeting to the first floor and a Georgian style door to the vestibule and access to lounge. Hatch with underfloor access. Smoke alarm.

Lounge/Dining Area

5.23m x 4.49m (17'2" x 14'9") approx.

With attractive laminate flooring this lovely bright room includes a large floor to ceiling window filling the area with natural light. There is a further window to the side adding additional light into the dining area which provides space for a table and chairs. Access is given to the inner hallway leading to the double bedroom and bathroom. A door leads to the kitchen. TV, Sky and telephone connections. Fire alarm.



Kitchen

3.38m x 2.41m (11'1" x 7'11") approx.

The kitchen with attractive tiled flooring includes a good range of light wood effect shaker style cabinets at high and low level with generous runs of work surfaces and attractive splashback tiling. Stainless steel sink is below the window overlooking the mature gardens at the rear. The electric hob, oven, freestanding washing machine and fridge/freezer are included. Part glazed door to garden. Heat detector.

Inner Hall

With attractive laminate flooring this hallway leads to the double bedroom and bathroom. Spacious built in storage cupboard with shelving and fuse box. Smoke and carbon alarms. Heating control panel.

Bedroom 3

3.48m x 2.50m (11'5" x 8'5") approx.

This versatile attractive double bedroom is currently utilised as a playroom/office. Window to rear looking out over the mature gardens fills the room with natural light. Laminate flooring.



Bathroom

1.89m x 1.79m (6'2" x 5'1") approx.

With attractive tiling all round to dado height the elegant bathroom incorporates a white suite with w.c. and wash hand basin below the window and a bath with mains shower over. Downlighters. Laminate flooring. Extractor fan.

First Floor

The staircase with neutral carpeting leads to the first floor landing which includes a hatch to the part floored loft space and gives access to two double bedrooms and the cloak w.c.

Master Bedroom

3.65m x 3.56m (12'0" x 11'8") approx.

This good sized double bedroom with wide picture window to front enjoys an abundance of built-in wardrobe accommodation accessed by three separate doors. TV and telephone points. Fitted carpet.

Cloak W.C.

3.11m x 1.19m (10'2" x 3'10") approx.

This cloakroom w.c. with attractive floor and wall tiling to dado height includes white w.c. below the window and wash hand basin with tall larder heating towel rail adjacent. Built in shelved storage cupboard.



Bedroom 2

3.16m x 3.16m (10'4 x 10'4") approx.

Looking out to attractive views in the distance over the roof tops, this attractive double bedroom with decorative wall includes two separate built-in wardrobes containing hanging and shelving space. Fitted carpet.

Cloak W.C.

3.11m x 1.19m (10'2" x 3'10") approx.

This cloakroom w.c. with attractive floor and wall tiling to dado height includes white w.c below the window and wash hand basin with tall ladder heating towel rail adjacent. Built in shelved storage cupboard

Garage

6.48m x 2.65m (21'3" x 8'8") approx.

There is parking for two cars in front of the property and the drive leads to the garage which is equipped with an up and over door. power, light and houses the central heating combi boiler and meters. Smoke and carbon alarms. Security lighting.



Gardens

The property is located on an extremely large corner plot tucked away at the end of the quiet cul de sac. The front garden is planted with an abundance of mature shrubs and bushes affording privacy, a gate and path lead to the side garden where is a lawn with curving flower beds containing a range of perennial planting and this area a suntrap is ideal for summer entertaining. The rear garden with circular paved patio includes gravelled areas with stepping stones to the garden shed and perennial planting along with mature trees affording privacy. The garden shed will be included Outside water tap.

Notes

Gas central heating. Double glazing. EPC=D. All carpets, curtains, blinds, light fittings, fridge/freezer and washing machine are included. Integrated fire alarm system installed.

Directions

From the centre of the town proceed up North Street turning left just after Market Green into Saphock Place. Follow the road round to the right and turn into Millfield Drive, taking first left. Take first right into Millfield Terrace and the property is at the bottom of the cul de sac on the right hand side.



Location

Inverurie is an expanding and prosperous town with excellent road and rail links to the north and south including Aberdeen, Dyce, Huntly and Elgin. There are several primary schools and Inverurie Academy provides secondary education. There is an excellent health centre, cottage hospital, several large supermarkets, a swimming pool and community centre nearby as well as golf, tennis, bowling and hillwalking.

Viewing

Please telephone 01467 624221 or 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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