

# Raeburn Christie Clark & Wallace

for life & business

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## ROSALES, LOGIE ROAD, TIPPERTY, ELLON, AB41 8LT



### Five Bedroomed Detached Dwelling with Double Length Garage and South Facing Grounds

OFFERS OVER  
**£345,000**

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## Accommodation Overview

**Reception Hall, Lounge, Kitchen/Dining Room, Utility Room, Cloakroom/W.C, Family Room, Three Double Bedrooms, Bathroom. Upper Landing, Master Bedroom with En Suite Dressing Room, Double Bedroom 2. Gardens and Garage.**

This beautifully maintained detached five bedroomed dwellinghouse enjoys tremendous south facing country views to the rear across the Aberdeenshire farmlands and offers a most generous level of accommodation throughout. Situated within the small hamlet of Tipperty, just off the A90 AWPR with its excellent road links north and south, the property boasts many appealing features including a lovely formal lounge, a beautifully co-ordinated kitchen/dining room with family room off, luxury bathroom and generous sized bedrooms, most of which with walk-in wardrobes, creating a bespoke five bedroomed family home. An extensive garden provides ample parking and gives access to the double length garage. Much of the gardens are south facing, incorporating two beautifully decked seating areas for sitting out on a warm summers day. Benefiting from uPVC double glazing and oil central heating, this magnificent home provides an ideal opportunity to reside in stunning surroundings with ease of access to the city, and early viewing is highly recommended to fully appreciate the wealth of accommodation on offer together with its excellent setting.



## Reception Hall

**8.53m x 5.79m (28'0" x 19'0") approx. at longest**

An exceptionally spacious hall, entered through a composite storm door with full length opaque glazed inset to side. Carpeted and fitted with easy care coconut matting to the entrance, it gives access to most of the ground floor accommodation. Carpeted staircase to upper floor. Built-in double cupboard. Shelved storage cupboard.

## Lounge

**6.40m x 4.30m (21'0" x 14'1") approx.**

An elegant, stylishly presented room with picture window to front and twin opening oak glazed doors leading through to the kitchen. It provides ample space for furniture and incorporates an eye-catching recess fire. The built-in media system will be removed.

## Kitchen/Dining Room

**8.53m x 3.35m (28'0" x 11'0") approx.**

A well co-ordinated room of family proportions, looking out across the side and offering glorious views across the rear. Providing ample space for formal dining, it is fully fitted with a comprehensive range of white gloss cabinets at wall and base level with kick board and under unit lighting and is equipped with a built-in microwave. The generous runs of co-ordinating "sparkle" worktops incorporates modern aqua panelled splashbacks and inset stainless steel sink/drainers and mixer tap. A co-ordinating island unit provides casual dining space and also houses the electric fan assisted oven and ceramic hob. Plumbed for dishwasher. Fridge/freezer to remain.



## Family Room

**3.96m x 3.69m (13'0" x 12'1") approx.**

This beautifully appointed room is south facing and affords a bright and airy ambience with glorious far reaching views. Tastefully presented, it provides ideal informal living space. Wall to wall sliding glass doors give access to a well appointed decked seating area.

## Utility Room

**2.47m x 2.16m (8'1" x 7'10") approx.**

With plumbing for an automatic washing machine and providing space for freestanding appliances, incorporating a fixed worktop. Window to rear and door to garden. Built-in storage cupboard.

## Cloakroom/W.C

**2.16m x 0.94m (7'1" x 3'1") approx.**

Fitted with a two piece suite with handy vanity cabinet under the sink. Window to side. Laminate flooring.

## Double Bedroom 3

**3.99m x 3.05m (13'1" x 10'0") approx. at widest**

Located to the front with built-in wardrobe and additional single wardrobe.



## Double Bedroom 4

**3.96m x 3.66m (13'0" x 12'0") approx.**

A well presented south facing room with built-in walk-in wardrobe.

## Double Bedroom 5

**3.96m x 3.96m (13'0" x 13'0") approx. into doorway**

Located to the front and currently utilised as a gym. Extensive walk-in wardrobe.

## Bathroom

**4.27m x 2.43m (14'0" x 8'0") approx.**

This stunning room is beautifully tiled and finished with co-ordinating up to the minute décor and tiled flooring. It includes a walk-in shower with rainfall and standard shower heads, w.c., deep double ended bath and wash hand basin with co-ordinating gloss storage cabinets underneath. Window to rear. Two chrome ladder radiators.

## Upper Landing

**3.99m x 1.86m (23'1" x 6'1") approx.**

A carpeted hall with all rooms on this level leading off. It incorporates two large walk-in cupboards and a fully floored attic room.



## Double Bedroom 1

**6.70m x 4.57m (22'0" x 15'0") approx.**

Overlooking the side of the property and offering ample space for furniture, incorporating an en suite carpeted dressing area (**3.05m x 1.86m (10'0" x 6'1") approx.**). It also includes a fully lined room which is **3.99m x 1.82m (13'1" x 6'0") approx.** with potential to create an en suite shower room.

## Double Bedroom 2

**5.52m x 3.96m (18'11" x 13'0") approx.**

A bright room with window to side.

## Garage

**10.05m x 3.38m (33'0" x 11'10") approx.**

A spacious double length garage fitted with an up and over door, power and light. Central heating boiler. Door to garden at rear.

## Gardens

An extensive tarred and gravel driveway at the front provides ample parking and gives access to the garage. It incorporates beds of established shrubs. The garden to the rear enjoys a glorious south facing position with fabulous far reaching views. It is partly laid to lawn with paved pathways and incorporating two decked seating areas for sitting out and entertaining. The log cabin with covered seating area, along with the large wooden shed (**5.18m x 3.38m (17'0" x 11'1") approx.**) is included in the sale. The lengthy garden to the side is laid with paving stones and gravel chips.

## Location

Ellon is a thriving country town on the banks of the River Ythan situated midway between Aberdeen and Peterhead and only 15 miles from Aberdeen Airport. There are ample shopping, sports and recreational facilities with excellent local amenities. Ellon also has a good academic reputation with three primary schools and the Ellon Academy Community Campus with sport and recreation facilities.

## Directions

From Ellon, proceed south out of the town along the A90 AWPR Aberdeen road and turn left at the sign for Logie Buchan which takes you onto Logie Road. Rosales is the last property on the right hand side of the road, as indicated by our For Sale board.

## Services

Drainage to a septic tank. Mains water supply.

## Notes

Oil central heating. uPVC double glazing. EPC=D. All fitted floor coverings, blinds and light fittings to remain.

## Viewing

Please telephone 07977 239859 or the Selling Agent's Ellon office.

## Office Reference: JHN/JC/Ellon

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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