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TREVOL COTTAGE, WESTERN ROAD, INSCH, AB52 6LW



**Three Bedroomed Semi Detached Cottage
with Garage, Workshop and Garden**

OFFERS OVER
£185,000

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Accommodation Overview

Utility Room, Kitchen, Hallway, Lounge, Three Double Bedrooms and Shower Room.

Enjoying a secluded location on the outskirts of the village of Insch, we offer for sale this attractive three bedroomed semi detached bungalow with garage, workshop and gardens. Within easy walking distance of the town centre and all amenities as well as Dunnydeer Hill, crowned with the ruins of a medieval fort. Set within a large plot with plentiful parking and gardens, the light and bright accommodation with gas central heating and uPVC double glazing, includes the utility room which leads to the well equipped kitchen and hallway beyond with access to loft space. The bright and spacious lounge includes views over the garden through the large windows which fill the room with afternoon and evening sunshine. There are three double bedrooms all with built-in storage and a bright shower room with three piece suite completes the accommodation. Outside, there is plentiful parking to the rear beside the garage. The extensive garden grounds are laid partly to lawn with paved patio and decked seating area. There is also a large workshop, two greenhouses, two garden sheds and a small summerhouse which are all included in the sale. Viewing is highly recommended to appreciate the idyllic setting that this property has to offer.



Utility Room

3.27m x 1.94m (10'7" x 6'4") approx.

Entered from the front of the property through a part glazed uPVC storm door, this exceptionally spacious and handy utility room gives access to the dining kitchen and is fitted with vinyl flooring. Plumbed for washing machine and space for tumble dryer and fridge/freezer. Large window to side with views of the rear garden.

Dining Kitchen

3.76m x 2.95m (12'3" x 9'7") approx.

A part glazed door from the utility room leads to the kitchen which is fitted with a good range of base and wall units. Ample worktop space with tiled splashback incorporates a halogen hob and stainless steel drainer sink with window above overlooking the driveway at the front. Space for family dining table and chairs. Vinyl flooring. Smoke and heat detectors.

Hallway

T-shaped hall with built-in double cupboards providing handy shelved storage space. Access to loft space. Part glazed uPVC door to rear garden. Fitted carpet.



Lounge

5.20m x 3.23m (17'0" x 10'6") approx.

Lovely bright south facing room neutrally presented and with fitted carpet. Large picture window enjoys views over the rear garden. Alcove with glass shelving and built-in storage cupboard below. Smoke alarm. TV and telephone points.

Bedroom 1

3.68m x 3.21m (12'1" x 10'5") approx.

This exceptionally spacious room benefits from built-in wall to wall wardrobes with sliding doors and further built-in shelved cupboard. Presented in neutral tones and complemented with co-ordinated fitted carpet, this room also enjoys rear facing views.

Bedroom 2

3.52m x 2.89m (11'5" x 9'5") approx.

Benefitting from the morning sun, this front facing room offers ample space for a double bed and additional free standing furniture. Built-in cupboard provides hanging space with drawer unit below. Fitted carpet. Window to rear.



Bedroom 3

3.95m x 3.10m (12'9" x 10'2") approx.

Another good sized room also overlooking the driveway and with shelved recess. Space for bedroom furniture. Fitted carpet.

Shower Room

Light and bright space fitted with a three piece suite comprising w.c with concealed cistern, wash hand basin set within vanity storage with tiled splashback and wall mounted mirrored unit above. Large enclosed shower cubicle with bi-folding door and aqua panel to walls. Tiled flooring. Opaque window to front.

Garage

6.13m x 4.32m (20'0" x 14'2") approx.

An extensive tarred driveway provides parking for several vehicles and leads to the garage which is equipped with up and over door, power, light, side door and further handy storage area at the rear with built-in shelving.

Workshop

8.87m x 4.27m (29'0" x 14'0") approx. at widest

An excellent escape for the DIY enthusiast, this well insulated workshop is fitted with wall mounted units, light, electricity and panel heaters.



Outside

The garden ground to the side of the property is laid to lawn with trellis fencing and mature trees and shrubs providing further shelter and privacy and has two garden sheds. The remaining grounds consist of a decked seating area and paved patio which is an ideal spot for al fresco dining. There are two substantial greenhouses for the gardening enthusiast and a small summerhouse which is currently used as an artist's studio and is equipped with vinyl flooring, electricity and light. Security lighting surrounds the property.

Location

Insch is an increasingly popular small town with a railway station and the vastly improved A96 provides excellent commuting to Aberdeen, Huntly, Inverness and Elgin. There is a reputable primary school with secondary education at Inverurie or the Gordon Schools, Huntly. The plentiful amenities include a health centre, a library, a variety of shops including 2 mini supermarkets, a florist and ironmongers to name but a few. In addition, leisure activities include an 18 hole golf course, bowling, the Bennachie Leisure Centre and excellent hillwalking on the nearby Bennachie Range.

Direction

From Inverurie, travel on the main A96 Aberdeen to Inverness road. Turn left at the Oyne fork and follow the road until reaching Insch. Turn right into the village at the sign for the town centre, follow the road until reaching the crossroads. Turn left onto Commerce Street, thereafter take the first right onto Western Road. Continue on this road leaving the village and after passing the 40mph sign, the property is on the left, as indicated by our For Sale board.

Notes

Gas central heating. Double glazing. EPC=E. All floor coverings, blinds, oven, hob and dishwasher are included. Services include drainage to a septic tank and mains water.

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.



For FREE independent mortgage advice, contact our Financial Services Department on 01224 332400

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