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20 BRAE WYND, INVERURIE, AB51 5SB



**Detached Five Bedroomed Dwellinghouse
with Double Garage**

OFFERS OVER
£460,000

Accommodation Overview

Entrance Vestibule, Hallway, Lounge, Dining Kitchen/ Family Area, Sun Room, Utility Room, Master Bedroom with En Suite, Two further Bedrooms one with En Suite, Office and Bathroom. Upper Landing, Bedroom 3 and Games Room/Bedroom 5. Gardens and Double Garage.

Rarely does the opportunity arise to purchase such a desirable family home as this executive detached three public/five bedroomed dwellinghouse which enjoys an elevated position in the popular Malcolm Allan Development. Beautifully presented and exceptionally well maintained, the subjects offer an enviable level of adaptable family accommodation and benefit from gas fired central heating and double glazing. Upon entering from the vestibule, there is a welcoming hallway giving access to a most stylish lounge with feature turret seating area. A stunning dining kitchen/family area, with utility room off, is open plan with the sun room which has patio doors to the rear garden. There are three generous sized bedrooms two with en suites, family bathroom and a fantastic home office completing the ground floor accommodation. The recently extended upper floor has a large bedroom and an impressive games room which could be utilised as a fifth bedroom. To the front, the driveway provides ample parking and leads to the double garage with remote controlled roller doors. The rear garden is laid to lawn with a paved patio ideal for al fresco dining. Finished to a high specification, this is a fabulous home of which internal inspection is genuinely recommended the discerning buyer will not be disappointed!.



Entrance Vestibule

Entered via a hardwood door with decorative inset and glazed side panels, the vestibule has neutral décor and multi pane door to:

Reception Hall

An inviting and spacious reception hall with an attractive staircase with wooden balustrade rising to the upper floor. Two built-in cupboards provide great storage and attractive internal doors give access to the accommodation and the double garage.

Lounge

5.26m x 4.27m (17'2" x 14'0") approx.

Generously proportioned, this comfortable lounge has a feature turret with windows overlooking the front garden and views over distant countryside. Fitted carpet. Smoke alarm.

Dining Kitchen/Family Area

8.72m x 2.76m (28'5" x 9'1") approx.

Fitted with a range of modern gloss wall and base units with generous runs of worktops incorporating a halogen hob and composite drainer sink with waste disposal unit and window above to rear. Integrated appliances include oven with grill, further combi oven/grill/microwave, heating drawer, dishwasher, larder fridge and freezer. The family area offers ample space for freestanding furniture or family dining table and chairs. Laminate flooring throughout. Access to utility room. Heat detector. Open plan with the sun room



Sun Room

3.71m x 3.33m (12'2" x 10'9") approx.

A lovely place to relax and unwind overlooking the rear garden with windows to three sides and patio doors to the garden, the vaulted ceiling has a velux window fitted with electric blind.

Utility Room

3.02m x 1.80m (9'9" x 5'9") approx.

A functional area which houses the washing machine and tumble dryer which will be include in the sale. There are wall and base units with worktop space and stainless steel sink. Part glazed door with side window leads to the rear garden. Laminate flooring.

Master Bedroom with En Suite

4.22m x 3.57m (13'8" x 11'7") approx.

Generously proportioned, this double bedroom with front facing aspect has built-in understair cupboard with sliding doors cleverly concealing the en suite, which is fitted with a w.c. with concealed cistern and wash hand basin within vanity storage. Separate enclosed cubicle with mains shower and sliding screen door. Opaque window to front. Tiled floor with underfloor heating. Chrome heated towel rail. Fitted carpet.



Bedroom 2 with En Suite

4.79m x 2.94m (15'7" x 9'6") approx.

With neutral décor and carpeting, a window enjoys a pleasant outlook to the rear. Excellent built-in wardrobes spanning the width of the room with mirrored doors also conceal an en suite with vanity storage unit housing w.c. and wash hand basin with tiled splashback. Cubicle with power shower has bi-folding doors. Opaque window to side. Underfloor heating and tiled flooring. Chrome hated towel rail.

Bedroom 4

3.48m x 2.83m (11'4" x 9'3") approx.

Overlooking the rear, this room has built-in double wardrobes providing shelving and hanging space. Fitted carpet.

Office

3.22m x 2.27m (10'6" x 7'4") approx.

Exceptional home office fitted with a range of shelved units and corner desk with drawer storage. Window to front.

Bathroom

3.49m x 2.53m (11'4" x 8'3") approx.

Fitted with a four piece suite comprising bath with wall mounted shower mixer tap, w.c. and wash hand basin set within a vanity unit and separate corner cubicle with electric shower. Opaque window to rear. Underfloor heating and tiled flooring.



Upper Landing

An attractive carpeted staircase with wooden balustrade leads to the upper floor which gives access to bedroom 3 and games room.

Bedroom 3

7.02m x 5.06m (23'0" x 16'6") approx.

An extremely spacious room with two velux windows overlooking the rear which are fitted with total blackout blinds. Ample space for additional freestanding furniture. Fitted carpet.

Games Room/Bedroom 5

8.37m x 5.05m (27'4" x 16'6") approx.

Another fabulous sized room with laminate flooring and hatch to crawl space via Ramsay ladder. A door gives access to generous walk in loft space above the garage. Laminate flooring. Two Velux windows fitted with total blackout blinds.



Garage

7.02m x 6.19m (23'0" x 20'3") approx.

A tarred driveway provides off-street parking for several cars and leads to the double garage with two electric up and over doors to the front, power, light, water tap and housing the central heating boiler. Stairs at the rear to a door giving access to the hallway.

Outside

To the front, there is a neat area of lawn and further low maintenance gravel area stocked with mature shrubs. Pathway at the side of the property lead to the fully enclosed rear garden, which is laid to lawn, enjoys a high degree of privacy with a paved patio ideal for dining al fresco. Garden shed. Access ramp to utility room.

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 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



Directions

From Morrison's roundabout, take the exit towards Andersons Furniture Store and continue straight on at the next roundabout. At the second roundabout take the third exit into John Sorrie Drive. Take the third exit into Brae Wynd following the road round to the right where number 20 is the first property on the right as indicated by our For Sale board.

Notes

Gas central heating. Double glazing. EPC=TBC. All fitted floor coverings, blinds, light fittings, washing machine, tumble dryer and integrated appliances are included in the sale.

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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