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THE NEUK, MEIKLE WARTLE, INVERURIE, AB51 5BT



**Four Bedroomed Semi Detached Farmhouse
with Garage and Extensive Garden Grounds**

OFFERS OVER
£370,000

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Accommodation Overview

Entrance Porch, Hall, Dining Kitchen, Utility Room, Cloaks/W.C, Dining Room, Lounge, Front Hall, Master Bedroom, Bathroom, Gallery Landing, Bedroom, Upper Landing, Two Bedrooms, Shower Room.

Commanding panoramic views over the garden, this attractive four bedroomed farmhouse with garage and adjacent workshop is full of traditional features and has been sympathetically upgraded and extended by the proud owners to form an exceptional family home. Full of character and charm, the original accommodation includes a spacious entrance porch leading into the hallway, a well equipped dining kitchen, handy utility room, cloaks/w.c and charming dining room with grand feature fireplace. The upper floor has two good sized double bedrooms and a shower room. The extension has created a fabulous lounge with full height windows enjoying views over the rear garden and a staircase leading over to a gallery landing with bedroom and storage room beyond. The front hall leads to the bright and spacious master bedroom and a large family bathroom with freestanding bath and separate shower enclosure. Outside there is a garage with stone built workshop adjacent. The extensive garden grounds are laid to lawn and are stocked with an array of mature shrubs, fruit trees and perennial flowers. Two garden sheds, greenhouse and summer house with sauna are included. Early viewing is highly recommended to appreciate the idyllic location, views and accommodation this fantastic home has to offer.



Entrance Porch

2.47m x 2.07m (8'1" x 6'8")

A hardwood storm door opens into the spacious porch which has dual aspect windows and hardwood parquet flooring. Built-in seated storage. Part glazed door to hall.

Hall

Fitted with hardwood flooring and staircase to upper level.

Dining Kitchen

3.99m x 3.79m (13'1" x 12'4") approx.

A lovely spacious kitchen fitted with an extensive range of modern base, wall and larder units. Generous runs of oak worktop with matching upstand incorporate a five ring gas hob and stainless steel drainer sink, both with glass splashback. Integrated eye-level double ovens and freestanding dishwasher and larder fridge will remain. Window to front. Vinyl flooring. Ample space for family dining table and chairs.

Rear Hallway

Accessed off the entrance hall, the rear hall is fitted with hardwood flooring and leads to the utility room with cloaks/w.c beyond.



Utility Room

1.99m x 1.83m (6'5" x 6'0") approx.

Fitted with wall mounted cabinet and built-in under stair shelving. Tiled flooring. Access to cloaks/w.c.

Cloaks/W.C.

Fitted with a two piece suite comprising w.c. and wall mounted wash hand basin with tiled splashback. Tiled flooring. Extractor fan.

Dining Room

4.03m x 3.98m (13'2" x 13'1") approx.

This charming room with dual aspect windows has a striking feature fireplace with exposed granite stone. A wood lined wall conceals a built-in cupboard housing a vacuum system. Parquet hardwood flooring.

Lounge

8.43m x 4.13m (27'7" x 13'5") approx.

A lovely bright room of generous proportions and with triple aspect windows ensuring a good flow of natural light. Enjoying views of the surrounding countryside through full height windows, there is also French doors leading to the rear garden. Log burner on tiled hearth. Staircase to gallery landing and part glazed door to front hallway.



Front Hall

Fitted with hardwood flooring and giving access to master bedroom and family bathroom.

Master Bedroom

5.67m x 4.20m (18'6" x 13'8") approx.

An extremely spacious room of excellent proportions presented in pastel décor and complemented with fitted carpet. Freestanding wardrobe with sliding doors will remain. Ample space for additional bedroom furniture. Dual aspect windows to front and rear.

Bathroom

3.48m x 2.88m (11'4" x 9'4") approx.

Fully tiled and fitted with a four piece suite comprising w.c, wash hand basin, freestanding bath and a separate tiled shower enclosure. Opaque window to rear.

Gallery Landing

A staircase in the lounge leads to the gallery landing which is currently being used an office and craft area. Overlooking the lounge and fitted with hardwood flooring there is access to a further bedroom with large storage room beyond.



Bedroom 2

5.31m x 3.41m (17'4" x 11'2") approx.

Generous sized room in neutral décor and with fitted carpet. Two skylight windows overlook the rear garden. Built-in shelf and drawer storage. Access to large storage room.

Main House Upper Landing

A carpeted staircase in the entrance hall leads to the accommodation on the first floor of the main house. This includes two double bedrooms, shower room and walk-in linen cupboard housing the central heating boiler. Smoke alarm.

Bedroom 3

5.00m x 3.17m (16'4" x 10'4") approx.

Light and airy room enjoying views over the front garden through a bay window with deep sill. Walk-in wardrobe and fitted carpet.

Bedroom 4

4.00m x 3.19m (13'0" x 10'5") approx.

Good sized room with bay window frontage. Space for freestanding furniture. Fitted carpet.

Shower Room

2.38m x 1.39m (7'8" x 6'2") approx.

Fully tiled and fitted with a three piece suite comprising w.c, pedestal wash hand basin and corner enclosure with aqua panel to wall, screen door and mains operated shower. Opaque window to rear.

Garage

Currently a double garage but this will be split to create a single garage for the property. Fitted with an up and over door, electricity and light. There is also a handy workshop adjacent which has a fitted workbench, storage space and access door to the rear of the property.

Garden

The extensive garden grounds are laid mainly to lawn with mature fruit trees, shrubs and colourful perennial flowers. A paved patio enjoys the afternoon sun. Summer house is fitted with a sauna and is included in the sale.

Notes

Gas fired central heating. Double glazing. EPC=B. Mains water and drainage to septic tank. All curtains, blinds, light fittings, washing machine, dishwasher and fridge/freezer are included.

Viewing

Please telephone 07490 817672 or the Selling Agent's Inverurie office.

Office Reference: INV/NT/Inverurie

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