

Raeburn Christie Clark & Wallace

for life & business

Aberdeen

399 Union Street
AB11 6BX
Tel 01224 56 46 36

Banchory

75 High Street
AB31 5TJ
Tel 01330 82 29 31

Ellon

7 The Square
AB41 9JB
Tel 01358 72 07 77

Inverurie

6 North Street
AB51 4QR
Tel 01467 62 93 00

Stonehaven

1 Market Buildings
AB39 2BY
Tel 01569 76 29 47

E-mail:
property@raeburns.co.uk

www.raeburns.co.uk

STACPOLLAIDH, AUCHLEVEN, INSCH, AB52 6QD



Two Bedroomed Terraced Bungalow with Garage

OFFERS OVER
£150,000

STACPOLLAIDH, AUCHLEVEN, INSCH, AB52 6QD

Two Bedroomed Terraced Bungalow with Garage

OFFERS OVER £150,000

Accommodation Overview

Entrance Vestibule, Lounge, Dining Kitchen, Two Bedrooms and Shower Room. Single Garage.

Located in the quiet hamlet of Auchleven a few miles from Inch, this two bedroomed dwellinghouse with garage would be an ideal purchase for the first time buyer, small family or a couple looking to downsize. Served by oil fired central heating, the accommodation comprises of the entrance vestibule, hallway, spacious lounge, fully fitted and upgraded dining kitchen, two good sized double bedrooms and a shower room. Outside, there is a handy stone built cellar which is fully lined and serves as a utility room which is plumbed for washing machine. There is a single garage with side access to an adjoining log store. The large rear garden is laid to lawn with a paved patio and drying area. Parking is available on the driveway at the rear or on-street at the front of the property. Viewing is highly recommended.



Entrance Vestibule

Accessed through a glazed storm door with part glazed inner door to hall. Parquet flooring.

Hallway

Bright L-shaped hall giving access to all the accommodation. Access hatch to loft space. Large built-in cupboard. Laminate flooring. Smoke alarm.

Lounge

4.72m x 4.13m (15'5" x 13'5") approx.

A generous sized room with large double windows overlooking the front and offering ample space for furniture. Open coal fire. Laminate flooring.

Dining Kitchen

4.38m x 4.19m (14'3" x 13'7") approx.

Extremely bright and modern kitchen fitted with a good range of white gloss base units with plinth lighting and two further wall mounted glass unit. Contrasting black onyx work surface incorporates a stainless steel drainer sink with large picture window above overlooking the rear garden. Integrated dishwasher. Free standing oven with five ring gas hob. Walk-in pantry with side shelving. Space for family dining table and chairs. Tiled flooring.



Bedroom 2

4.26m x 2.58m (14'0" x 8'5") approx.

Good sized double room with front facing aspect fitted with laminate flooring and benefitting from built-in double wardrobe with sliding doors.

Shower Room

2.71m x 1.78m (8'9" x 5'8") approx.

Fitted with a three piece suite comprising w.c, pedestal wash hand basin with tiled splashback and a large shower cubicle with aqua panelling to walls. Vinyl flooring. Opaque window to rear.

Rear Hallway

A part glazed timber door gives access to the rear garden. Fitted with carpet tiles and leading to bedroom one.

Bedroom 1

3.80m x 3.11m (12'5" x 10'2") approx.

Bright and spacious room also with front facing aspect. Built-in double wardrobe with sliding doors. Laminate flooring. Ample space for additional bedroom furniture.



Garage

Shared access beyond the property leads to the exclusive driveway and single garage at the rear which is equipped with an up and over door and electricity. Side door from the garage leads directly into a large timber log store which provides excellent additional storage. On-street parking is also available at the front of the property.

Cellar

A handy stone built cellar which has been fully lined and currently serves as a utility room. Fitted with double base unit and worktop with space below for tumble dryer and plumbed for washing machine. The central heating boiler is also located here.

Garden

A paved path at the rear has steps leading to the raised garden which is laid to lawn with paved patio, drying area and fruit trees.

Location

Auchleven is a small village situated a short drive from the increasingly popular small town of Inch. There is primary schooling in Auchleven with secondary education at Inverurie or the Gordon Schools, Huntly. Inch has a railway station and the A96 provides excellent commuting to Aberdeen, Huntly, Inverness and Elgin. Amenities include a cottage hospital, health centre and a variety of shops and hotels. In addition, leisure activities include an 18 hole golf course, the Bennachie Leisure Centre and excellent hillwalking on the nearby Bennachie Range.



Directions

Follow the A96 to the Oyne Fork, taking a left for Insch. Just beyond Oyne, turn left for Auchleven and once in the village, turn left at the T-junction. Stacpollaidh is the on the left hand side a short distance along this road.

Notes

Oil fired central heating. EPC=E. All curtains, blinds and light fittings are included.

Viewing

Please telephone 07796 354647 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.



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

Raeburn Christie Clark & Wallace LLP is a limited liability partnership registered in Scotland Reg No. SO306741. Registered Office: 12-16 Albyn Place, Aberdeen AB10 1PS
Raeburn Christie Clark & Wallace is the trading name of Raeburn Christie Clark & Wallace LLP. VAT registration number 265 3224 69

www.raeburns.co.uk

Raeburn Christie Clark & Wallace
for life & business