

# Raeburn Christie Clark & Wallace

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Tel 01358 72 07 77

## Inverurie

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## OLD BANK HOUSE, STATION ROAD, HATTON, AB42 0HZ



**Traditional Two Bedroomed End Terraced  
Dwellinghouse with Private Gardens and Parking**

OFFERS OVER  
**£92,000**



## Accommodation Overview

Vestibule, Lounge, Kitchen, Bedroom Two. Upper Landing, Double Bedroom One and Bathroom.

This well appointed traditional granite two bedroomed end terraced dwellinghouse offers an excellent level of adaptable accommodation, with lovely views across the Buchan countryside to the front, and offers an ideal opportunity to acquire a substantial home at a competitive price. A vestibule at the front leads into the well appointed lounge, and following on is bedroom two and the kitchen/dining area with extensive understair storage cupboard. A carpeted sweeping staircase takes you to the upper floor which houses the principal bedroom and bathroom with built-in airing cupboard. The property is fitted with uPVC double glazing and will be sold with all floor coverings and light fittings. Ample parking is provided for at the front and side. There is a good sized enclosed garden to the front which is fully stocked and enjoys considerable privacy. The central location of the property is ideal, being literally on the doorstep of the primary school and shop, and only a short distance from the health centre and city bus services. Also, being some ten minute distance approx. drive of the AWPR, it enjoys ease of access to Aberdeen, Bridge of Don and Dyce, the industrial estates to the west and major road links north and south. Early viewing is highly recommended to fully appreciate.





## Vestibule

Accessed from the front through a wooden part glazed door, with part glazed inner door to lounge.

## Lounge

**4.51m x 2.95m (14'8" x 9'7") approx. at longest**

A generous sized room with deep silled window to front. Presented in emulsion décor and fitted with laminate flooring, it provides space for freestanding furniture and gives access to the kitchen and bedroom two.

## Bedroom 2

**4.49m x 1.81m (14'7" x 5'9") approx.**

A bright room, finished with tiled effect flooring and located to the front.

## Kitchen

**4.00m x 2.35m (13'0" x 7'7") approx.**

Located to the side and providing space for a table and chairs, incorporating a large storage cupboard under the stairs. The kitchen is fitted with bespoke natural wood full height storage shelves, a stainless steel sink and black marble effect worktop. Electric cooker point. Plumbed for washing machine. Carpeted staircase to upper floor.



## Upper Floor

A sweeping carpeted staircase with velux window at the turn of the stair leads to the second floor accommodation.

## Double Bedroom 1

**4.08m x 3.20m (13'4" x 10'5") approx. into window**

This bright and sunny room provides ample space for furniture and is of excellent proportions. It is well appointed, boasting glorious views across the front towards the rolling countryside. Laminate flooring. A carpeted recess storage area is fitted with hanging rails and provides good storage. Built-in double wardrobe with mirrored sliding doors.

## Bathroom

**2.72m x 1.53m (8'9" x 5'0") approx.**

The bathroom is located to the side and fitted with a white three piece suite, incorporating a shower over the bath and tiled surrounds. Vinyl flooring. A large walk-in store room fitted with light houses the hot water cylinder and provides excellent storage facilities.

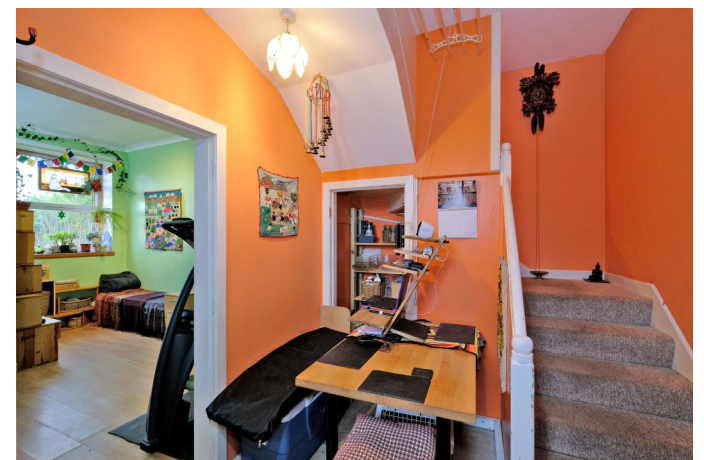


## Outside

To the front of the property is an enclosed, established garden planted with a variety of shrubs and bushes. An extensive paved area provides vehicular parking and also an excellent spot for sitting out on a warm summers day. A further gravelled area to the side of the building could be utilised for additional parking.

## Location

Hatton is a small Village situated in the heart of rural Aberdeenshire, affording the opportunity to reside in pleasant tranquil surroundings, away from the pressures of the city and yet within easy commuting distance of Aberdeen, Dyce and Peterhead and some 10 minutes drive of Ellon. Amenities include a local pub, a variety of shops, post office, doctors' surgery and primary school. A public hall next to the primary school offers a wide range of activities for all ages, including a playgroup, mother and toddlers, Rainbows, Brownies, Guides, amateur dramatics, bingo, senior citizens and rural. To the rear of the hall are two all-weather tennis/5-a-side football courts and a small skate park. There is a choice of secondary education at either Ellon or Peterhead.



## Directions

From Ellon, travel out of the town along the A90 Aberdeen/Peterhead coast road, and at the Toll of Birness, keep to the right, still on the A90. Continue until reaching Hatton and turn left onto Station Road. The property is located on the right hand side, as indicated by our For Sale board.

## Notes

uPVC double glazing. EPC=G. All fitted floor coverings and light fittings to remain.

## Viewing

Please telephone 07425 453093 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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