

**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

WEST COTTAGE, TILLYCAIRN, TARVES, AB41 7NQ



**Traditional Three Bedroomed Detached
Cottage with Garage and Gardens**

OFFERS OVER
£150,000

WEST COTTAGE, TILLYCAIRN, TARVES, AB41 7NQ

Traditional Three Bedroomed Detached Cottage with Garage and Gardens

OFFERS OVER £150,000

Accommodation Overview

Entrance Vestibule, Hall, Lounge, Dining Kitchen, Utility Room, Three Bedrooms and Bathroom. Garage. Gardens.

This south facing three bedroomed traditional cottage with parking and garage looks out to open views to the front, side and rear and is ideal as a starter home within the picturesque Grampian countryside. Located off the B9170 and accessed via a private track, there is parking to the rear of the property beside the garage. The accommodation includes the entrance vestibule, the long hall with vibrant décor and the lounge with feature fireplace and ornate cast surround. The fitted kitchen, with lovely views to the south and west, includes an informal breakfast bar area. Double bedroom one with a decorative wall gives access to bedroom two, also with some vibrant décor. Bedroom three is also a double and the family bathroom includes a three piece suite. Outside, parking is to the rear and there are low maintenance gardens to the rear and the south facing front with panoramic open views as far as Bennachie. Viewing advised.



Entrance Vestibule

The entrance door leads into the vestibule with window to the rear. A door gives access to the entrance hall.

Hall

The long hallway, with vibrant décor, gives access to all the accommodation including the lounge, dining kitchen, utility room, three bedrooms and bathroom. Hatch to loft space. Window to the south facing rear.

Lounge

4.20m x 3.10m (14'0" x 10'4") approx.

South facing to the rear of the property and enjoying a sunny aspect through the deep silled window, this room, with laminate flooring, includes a decorative wall and a feature fireplace with cast iron surround. Shelled alcove. Storage heater.



Dining Kitchen

4.20m x 2.90m (14'0" x 9'9") approx.

Enjoying a dual aspect with two windows, one to the south and the rear gardens, each with views and a wide window to the west through which to enjoy the sunsets. There are cabinets and work surfaces and a stainless steel sink along with a breakfast bar area. Decorative wall. Storage heater.

Bedroom 1

3.95m x 2.97m (13'0" x 9'9") approx.

Filled with morning sun through a window overlooking the driveway, this double bedroom gives access to double bedroom two.

Bedroom 2

3.81m x 2.21m (12'6" x 7'3") approx.

Also with a window over the garden and the driveway and enjoying morning sun, this versatile bedroom could be a nursery or home office if desired.



Bedroom 3

3.14m x 2.84m (10'4" x 9'4") approx.

This south facing double bedroom has a window to the rear and a built-in double wardrobe.

Bathroom

Fitted with a w.c., wash hand basin below the window and a bath.

Garage

The driveway leads to the garage and parking which is to the rear of the property.

Gardens

There are open panoramic views from the front garden which is laid to grass with shrubbery, a Pampas Grass and a Kilmarnock Willow tree. There are two sheds which will be included in the sale and original clothes poles.



Location

Tarves has seen considerable expansion in recent years but yet retains the character and charm of a country village. It lies approximately 6 miles west of Ellon and is within easy commuting distance of Aberdeen, Bridge of Don and Aberdeen Airport in Dyce. There is a Primary School in the village with secondary education at Ellon or Meldrum Academy. The village is only 2 miles from historic Haddo House with its extensive Country Park, providing ample recreational facilities.

Directions

From the B9170 just before the Tillycairn Development, turn immediate right onto the track marked West Tillycairn Cottage as indicated by our For Sale board. The driveway is first right with parking on the driveway to the rear of the property.

Notes

Electric heating. Double glazing. EPC=F. All carpets and light fittings are included.

Viewing

Please telephone 07831 508451 or the Selling Agent's Inverurie Office.

Office Reference: INV/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