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110 GREENLAW ROAD, CHAPELTON, AB39 8AL



**Immaculately Presented Five Bedroomed
Dwellinghouse with Gardens and Garage**

OFFERS OVER
£379,500

Accommodation Overview

Ground Floor: Entrance Hallway, Lounge, Open Plan Kitchen/Dining/Family Room, Bedroom 5/Study, Utility Room, Cloakroom. **First Floor:** Master Bedroom with En Suite, Double Bedroom 2 with En Suite, Two further Bedroom, Family Bathroom. **Outside:** Front and Rear Gardens and Detached Double Garage.

Located in the popular charming community of Chapelton we are delighted to offer for sale this immaculately presented five bedroom terraced dwellinghouse with gardens and a detached double garage. In truly move into condition the ground floor comprises a bright lounge, a spacious kitchen/dining/family room on open plan, a double bedroom currently being utilised as an office, a utility room and a stylish cloakroom. Located on the upper floor is a generous master bedroom benefiting from an enviable walk-in wardrobe and en suite shower room and a further double bedroom also with an en suite shower room. Two further well proportioned double bedrooms benefiting from built-in wardrobes, a luxury family bathroom and a dedicated work space located on the landing completes the accommodation on offer. To the front a well established hedge gives an attractive boundary to the garden and the fully enclosed rear garden provides a safe space for children and pets to play. North Bell Rock Lane gives access to the dedicated driveway for parking and a detached double garage. Early viewing of this beautiful family home is highly recommended to fully appreciate its location and accommodation on offer.



Entrance Hallway

An exterior door gives access to the welcoming entrance hallway which leads to all ground floor accommodation. Laid with wood effect laminate flooring with a carpeted staircase ascending to the first floor. A large hall cupboard provides concealed storage for coats and shoes.

Lounge

5.32m x 3.66m (17'5" x 12'0") approx.

This spacious lounge is located to the front of the property, dual aspect windows allow plenty natural light into the room and are dressed with vertical blinds and curtains. A wall mounted stylish electric fire with surround provides a lovely focal point to the room. TV point.

Bedroom 5/Study

3.44m x 2.44m (11'3" x 8'0") approx.

This versatile double bedroom is currently being utilised as an office and has ample space for freestanding furniture. Built-in mirrored wardrobe doors provide excellent storage facilities. Vertical blinds and curtains. TV point.

Cloakroom

The stylishly decorated centrally set cloakroom is fitted with a modern white suite comprising w.c. and wash hand basin with vanity unit. Chrome heated towel rail. Spotlights. Extractor. Vinyl flooring.



Kitchen/Dining/Family Room

9.54m x 4.95m (31'4" x 16'3") approx.

The kitchen/dining/family room has views over the rear garden and beyond. The kitchen is fitted with an extensive range of modern cream high gloss wall and base units with ample worktop space incorporating a 1.5 sink drainer and mixer tap. Integrated appliances include a five ring gas hob, oven/grill, extractor canopy, dishwasher and fridge/freezer. A great space for modern family living with ample space for dining furniture and lounge furnishings, ensuring this is certainly the hub of the home. Patio doors give access to the fully enclosed rear garden and along with two windows provide an abundance of natural light into the room. TV point. Curtains. Spotlights. Note: American Fridge Freezer not included in the sale.

Utility Room

2.42m x 2.20m (7'11" x 7'3") approx.

Accessed off the kitchen/dining/family room the utility room is fitted with base units with splashback and worktops incorporating a stainless steel sink with mixer tap. Space for white goods with a freestanding machine being included in the sale. A cupboard houses the hot water tank.

Upper Landing

The carpeted upper landing leads to all remaining accommodation. A cleverly designed office space is currently located in the spacious landing with a built-in desk and wall mounted units. Access hatch to loft. A large cupboard provides storage and houses the boiler.



Master Bedroom

5.18m x 3.58m (17'0" x 11'9") approx. at widest

Located to the front of the property this spacious master bedroom with feature wall is fitted with an enviable walk-in wardrobe providing an abundance of storage facilities. Dual aspect windows allow a great deal of natural light into the room. Fitted blinds. TV point.

Master Bedroom En Suite

2.40m x 1.80m (7'10" x 5'11") approx.

The partially tiled stylish en suite shower room is fitted with a contemporary white suite comprising a w.c., double wash hand basin set in vanity units with wall-mounted mirrored cupboards. Completing the en suite is a walk-in shower housing a main shower. Chrome heated towel rail. Spotlights. Window with fitted blind. Vinyl flooring.

Double Bedroom 2

3.81m x 3.28m (12'6" x 10'9") approx.

Located to the rear this carpeted double bedroom has good space for freestanding furnishings, fitted with double mirrored wardrobes providing extensive storage. Roller and vertical blinds and feature wall. TV point.



Bedroom 2 En Suite

2.42m x 2.09m (7'11" x 6'10") approx.

A further luxurious en suite shower room fitted with a modern suite comprising a w.c., wash hand basin set in a vanity unit and a shower cubicle housing a mains shower. Wall-mounted mirrored cabinet. Chrome heated towel rail. Spotlights. Vinyl flooring.

Double Bedroom 3

3.50m x 2.76m (11'6" x 9'1") approx.

A double bedroom located to the front of the property with good space for bedroom furniture fitted with mirrored double wardrobes providing good storage. Vertical blinds and carpeted.

Double Bedroom 4

3.40m x 3.03m (11'2" x 9'11") approx.

Located to the rear of the property this double bedroom has double fitted mirrored wardrobes for storage. Roller blind. TV point.

Family Bathroom

2.97m x 2.14m (9'9" x 7'0") approx.

This partially tiled luxury family bathroom is fitted with a four piece white suite comprising a w.c., wash hand basin set in a vanity unit and a bath with a shower head and a separate shower cubicle housing a mains shower. Fitted with wall-mounted mirrored cabinets. Chrome heated towel rail. Extractor. Vinyl flooring.

Outside

To the front a well established hedge gives an attractive boundary to the garden with a paved pathway leading to the front door. High timber fencing with side and rear gates fully encloses the sunny rear garden providing a safe space for children and pets to play. Low maintenance garden being mainly laid to lawn with hedging. Outside tap. North Bell Rock Lane gives access to the dedicated driveway for parking and the detached double garage with power and light.

Directions

Travelling north for five miles on the A92 dual carriageway from Stonehaven exit left with the signpost Cookney/Newtonhill/Chapelton. Take the first exit at the roundabout going straight to reach Greenlaw Road and number 110 is located on the left hand side as indicated by our For Sale board.

Notes

Double glazing. Gas central heating. EPC=B. All floor coverings, blinds, integrated kitchen appliances and freestanding washing machine are all included in the sale. American fridge/freezer is not included. Curtains and light fittings will be removed.

Viewing

Please telephone 07896 930762 or the Selling Agent's Stonehaven office.

Office Reference: NEM/LM/Stonehaven

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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