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2 TURIN WAY, FOVERAN, ELLON, AB41 6HG



**Immaculate Four Bedroomed Detached
Dwellinghouse and Double Garage**

OFFERS AROUND
£365,000

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Accommodation Overview

Vestibule, Reception Hall, Cloakroom/W.C., Dining Room, Lounge, Kitchen/Diner, Rear Hallway, Utility Room/Family Room. Upper Hall, Master Bedroom with En Suite Shower Room, Three further Bedrooms and Luxury Family Bathroom.

This most desirable detached four bedroomed/three public room dwellinghouse enjoys a prime location set within a small development of privately built bespoke family homes. Beautifully modernised and altered internally to fully maximise the formal and informal living space, the accommodation comprises a welcoming reception hall with cloakroom/w.c. off, an elegant lounge, formal dining room, a striking kitchen/diner with patio doors, rear hallway and utility room/family room with French doors to rear garden. Four double bedrooms, with en suite shower room to the master, and the luxury family bathroom completes the accommodation on the upper floor. An extensive driveway provides ample parking and leads to the double garage. The wrap around gardens are perfect for families with children and pets, and includes a large shed with power and lovely gazebo for barbecues. Benefitting from full double glazing and gas central heating, this bespoke family home is exceptionally spacious with a modern feel, and lies on the doorstep of the AWPR. Early viewing is highly recommended to fully appreciate.



Vestibule

Fitted with ceramic floor tiles. Matwell.

Reception Hall

A welcoming hall, fitted with hardwood panelled and coordinating Georgian style inner doors and solid oak flooring. Carpeted balustrade staircase to upper floor. Understair cupboard.

Cloakroom/W.C.

1.60m x 0.97m (5'2" x 3'2") approx.

Tiled to mid level and fitted with a white two piece suite.

Dining Room

3.28m x 3.28m (10'8" x 10'8") approx.

A bright, formal dining room of generous proportions, located to the front. Solid oak flooring.

Lounge

5.65m x 4.14m (18'5" x 13'6") approx.

A most attractive, elegant room, stylishly presented and located to the front. Fitted with solid oak flooring, it offers ample space for furniture and incorporates a decorative stone fireplace with inset living flame gas fire.



Kitchen/Diner

7.49m x 3.43m (24'6" x 10'10") approx.

A beautifully coordinated, striking room, bright and airy with windows to rear and sliding patio doors giving access to the garden. Fully equipped for today's modern lifestyle, it is fitted with a comprehensive range of black gloss storage cabinets at wall and base level with concealed under unit lighting and incorporates two built-in ovens, combination oven and a breakfasting table with five burner gas hob and overhead chrome/glass canopy extractor. The generous runs of white sparkle quartz worktops and upstands includes an inset 1.5 bowl sink/drainage and mixer tap. Finished throughout with porcelain black sparkle floor tiles, there is ample space for a table and chairs, allowing excellent casual dining space. Freestanding dishwasher to remain. Two upright designer radiators.

Rear Hallway

Gives access to the utility room and the rear garden. Built-in cupboard for coats and general storage. Sparkle porcelain tiled floor.

Utility Room/Family Room

7.02m x 3.11m (23'0" x 10'2") approx.

This handy room is excellent for family pets or for childcare and offers ample space for furniture. The utility room is fitted with wall and base solid oak storage cabinets, coordinating tops and single drainer sink. Plumbed for automatic washing machine and space for tumble dryer. Central heating boiler cupboard. French doors give access to a well appointed paved seating area at the rear.



Upper Hall

A carpeted hall on 'L' shape. Hatch to part floored loft fitted with light. Built-in airing cupboard housing the central heating boiler.

Master Bedroom

4.88m x 4.58m (16'0" x 15'0") approx. at widest into window

A generously proportioned and beautifully presented room, located to the front and offering pleasant views across the cul-de-sac. It incorporates two built-in double wardrobes with mirrored sliding doors.

En Suite Shower Room

2.41m x 1.47m (7'9" x 4'8") approx.

Tiled to mid level and incorporating a two piece suite and self contained fully tiled shower enclosure with glazed shower door. Built-in storage cupboard. Electric shaver socket.

Double Bedroom 2

3.36m x 2.83m (11'0" x 9'3") approx.

Double bedroom two is located to the rear. Built-in wardrobe.



Double Bedroom 3

3.23m x 3.07m (10'6" x 10'1") approx.

Well presented throughout and located to the front. Built-in wardrobe.

Double Bedroom 4

3.21m x 2.61m (10'5" x 8'6") approx.

A bright, well presented room with window to front and built-in wardrobe.

Bathroom

3.37m x 2.85m (11'1" x 9'4") approx. into doorway

A luxury, family sized bathroom, incorporating a self contained fully tiled wet room with glazed door, a corner spa bath and two piece suite set into grey gloss vanity storage cabinets, co-ordinating sparkle tops and tiled surrounds. LED sensor mirror. Electric shaver socket. Upright radiator.



Double Garage

7.06m x 6.37m (23'2" x 20'9") approx.

A spacious double garage fitted with twin up and over doors, power and light. Pedestrian door to rear garden. Partly floored storage area within the rafters.

Gardens

The garden to the front is laid to lawn, incorporating pathways and planted shrubs and trees. An extensive tarred driveway provides ample vehicular parking and gives access to the garage. The extensive gardens to the sides and rear are fully enclosed and ideal for families with children and pets. A lovely walled patio area offers a perfect spot for sitting out on a warm summers day. The remainder of the gardens are laid to lawn with fully stocked, established shrubberies. The large garden shed 4.88m x 3.05m (16'0" x 10'0") fitted with power will remain, together with the gazebo.



Directions

From Aberdeen, proceed north along the AWPR A90 Aberdeen/Peterhead road and continue until reaching the slip road signed Newburgh/Cruden Bay. Take the slip road off the carriageway and at the junction turn right, then immediate left at the sign for Foveran. On entering Foveran turn left onto Blairythan Terrace. Turn left onto Turin Way, where number 2 is on the left hand side, as indicated by our For Sale board.

Notes

Gas central heating. Full double glazing. EPC=D. All fitted floor coverings and blinds to remain.

Viewing

Please telephone 07762 813046 or the Selling Agent's Ellon office.

Office Reference: JHN/JC/Ellon

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