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Aberdeen

399 Union Street
AB11 6BX
Tel 01224 56 46 36

Banchory

75 High Street
AB31 5TJ
Tel 01330 82 29 31

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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

MILLBRAE, HATTON OF FINTRAY, AB21 0YD



**Detached Four Bedroomed Dwellinghouse
with Garage in Approx. 0.5 Acres or Thereby**

OFFERS OVER
£340,000

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Accommodation Overview

Entrance Porch, Hall, Lounge, Dining Room, Dining Kitchen, Utility Room, Pantry, Bedroom and Cloaks/W.C. Mezzanine Landing: Bathroom. First Floor: Three Bedrooms and Box Room.

Set within secluded mature garden grounds extending to approximately 0.5 acres or thereby, this traditional four bedroomed detached dwellinghouse with garage enjoys an elevated position with stunning countryside views. The property requires a degree of work which has been reflected in the asking price yet offers an excellent level of accommodation and would be an ideal home for a growing family or those seeking a rural lifestyle yet within easy commuting distance of Kintore, Inverurie, Dyce and Aberdeen. Internally, the ground floor accommodation includes a sun porch, wide and welcoming hallway, lounge with bay window, dining room, dining kitchen with AGA cooking system, utility room with pantry off, double bedroom and cloaks/w.c. The family bathroom is on the mezzanine landing and on the first floor, there are three exceptionally spacious double bedrooms and a box room. Outside, the tarred driveway provides excellent parking and leads to the garage. The garden grounds are laid to lawn with sheltered seating areas and planted with mature trees and shrubs providing high degree of privacy. Rural properties are in high demand making early viewing of this spacious home highly advisable to avoid disappointment.



Sun Porch

A part glazed exterior door opens into the porch which has marbled flooring. Part glazed panel door to hallway.

Hall

Wide and welcoming hall gives access to the majority of the ground floor accommodation. Initially your eye is drawn to the many traditional features including high ceilings, restored woodwork, original panelled doors and facings. Wooden floor. Staircase to upper level.

Lounge

5.80m x 4.30m (19'0" x 14'1") approx.

With bay window frontage and further window to side, this naturally light and inviting room enjoys views over the front garden. A particular feature of this room is the ornate mantel which houses an open coal fire. Fitted carpet.

Dining Room

5.50m x 4.70m (18'0" x 15'4") approx.

The formal dining room with front facing aspect enjoys countryside views and has ample space for a family dining table, chairs and additional free standing furniture. A hardwood mantel with tiled hearth and inset houses an open coal fire. Fitted carpet.



Dining Kitchen

3.90m x 3.75m (12'3" x 11'8") approx.

Fitted with pine base units and granite work surfaces, AGA cooker with dual hot plates operated off the heating system. Space is available for informal dining table, chairs and additional furniture. Shelves cupboard and additional walk-in shelved pantry. Window overlooking rear garden. Wooden flooring. Stable door to:

Utility Room

2.90m x 2.55m (9'5" x 8'4") approx.

This handy room is fitted with a stainless steel sink with cupboards below. Oven and dishwasher are included in the sale. Window to side. Access to rear of property and door to:

Pantry

2.50m x 2.20m (8'2" x 7'2") approx.

A walk-in shelved pantry with window to rear.

Bedroom 4

5.10m x 3.75m (16'7" x 12'3")

This versatile room would be ideal as a home office but equally could easily accommodate a double bed. Sitting at the rear of the dining room a window overlooks the side of the property. Pine flooring.



Cloaks/W.C.

Fitted with a w.c and wash hand basin with tiled splashback.

Mezzanine and First Floor

A wide sweeping staircase with original balustrades and fitted carpet leads to the mezzanine and first floor landing which has a large Velux window.

Bathroom

2.60m x 2.35m (8'5" x 7'7") approx.

Located on the mezzanine landing and fitted with a three piece suite comprising w.c, wash hand basin and mosaic tiled bath area with overhead shower. Two heated towel rails. Laminate flooring.

Bedroom 1

6.05m x 3.90m (19'8" x 12'8") approx.

Overlooking the front garden and enjoying countryside views, this well proportioned room has ample built-in storage with shelf and hanging facilities, wash hand basin and fireplace with open coal fire. Pine flooring.



Bedroom 2

5.10m x 3.95m (16'7" x 13'0") approx.

Also enjoying a front facing aspect, this spacious double room offers ample space for bedroom furniture. Pine flooring.

Bedroom 3

3.75m x 3.55m (12'3" x 11'6") approx.

This good sized double bedroom overlooks the rear of the property and has pine flooring.

Box Room

2.10m x 1.60m (6'9" x 5'3") approx.

Providing excellent storage space and fitted with coat hooks, shelving and Velux window to front.

Garage

An extensive tarred driveway with turning area provides ample parking space and leads to the detached single garage which is equipped with power, light, up and over door and additional door to side.

Outside

Extensive garden grounds surround the property and are bound by mature trees. The front garden enjoys a south westerly aspect and is laid to lawn with established shrubs, trees and plants with a patio sheltered by conifer hedging providing the ideal spot to relax.

Location

Dyce is a popular residential area lying approximately 6 miles to the north of Aberdeen city centre. There are ample amenities and excellent educational facilities at both primary and secondary level. Aberdeen Airport and the industrial estates at Bridge of Don are close at hand with the city centre, easily accessed by public transport including a regular rail link to the city. In contrast lovely walks can be enjoyed along the River Don.

Directions

From Aberdeen through Dyce, follow the B977 to Mill of Fintray. The property is on the right hand side, prior to the bridge, as indicated by our For Sale board.

Notes

Oil central heating. Part double glazed. EPC=F. All carpets, curtains, blinds, light fittings, AGA, oven and dishwasher are included in the sale.

Viewing

Please telephone the Selling Agent's Inverurie Office.

Office Reference: KJS/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.



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