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12 HATTON FARM GARDENS, HATTON, AB42 0QL



Newly Refurbished Two Bedroomed Terraced Dwellinghouse

OFFERS OVER
£105,000

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Accommodation Overview

Vestibule, Reception Hall, Lounge, Kitchen, Rear Vestibule. Upper Landing, Two Double Bedrooms and Shower Room.

This immaculate two bedroomed terraced dwellinghouse has undergone a complete upgrade, allowing an ideal opportunity for the first time buyer or a young couple to acquire a ready to move into home with the minimum of inconvenience. The substantial works include a new stylish kitchen with built-in appliances, new shower room with wet wall shower, fresh décor and floor coverings, and co-ordinating white panelled and half glazed inner doors. A bright vestibule and welcoming hall gives access to the generous sized lounge, kitchen and rear vestibule, and a carpeted staircase takes you up to two double bedrooms and the shower room on the upper floor. The fully enclosed garden has also had work carried out to it, and includes a well appointed seating area and a traditional shed with new uPVC door. The property also benefits from uPVC double glazed windows and exterior doors, together with gas central heating. The AWPR is located within an approximate ten minute drive, where it connects to Aberdeen, Bridge of Don and Dyce, and major road links north and south. Early viewing of this fabulous home is strongly recommended to fully appreciate.



Vestibule

A bright vestibule, accessed through a glass uPVC storm door. Built-in storage cupboard. The modern newly fitted laminate flooring continues throughout the ground floor accommodation.

Reception Hall

A welcoming hall with all rooms on this level leading off. Carpeted staircase to upper floor.

Lounge

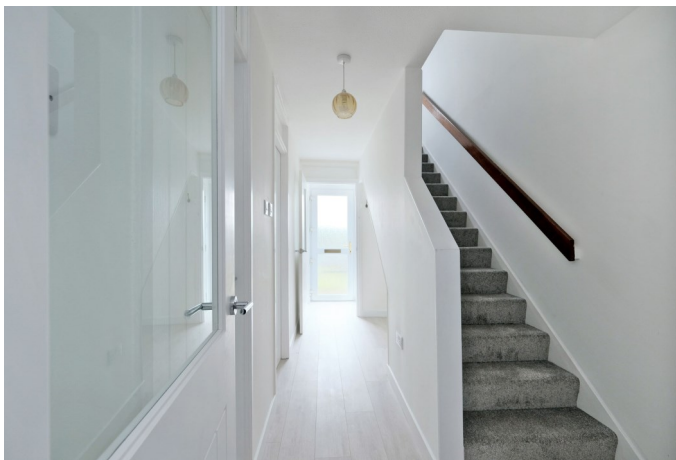
4.00m x 3.76m (13'1" x 12'3") approx.

This bright room with picture window to front enjoys a pleasant outlook and provides ample space for furniture.

Kitchen

3.96m x 2.79m (12'10" x 9'2") approx.

A beautifully upgraded kitchen, fully fitted with a comprehensive range of stylish cabinets at wall and base level in a soft light grey gloss finish. The generous runs of co-ordinating worktops continues along the splashbacks and includes an inset 1.5 bowl sink/drainage and chrome mixer tap. The new built-in appliances, incorporating an electric ceramic hob, fan assisted oven, chrome chimney style extractor, larder fridge and freezer will remain. A window to the rear offers a pleasant outlook across the garden.



Rear Vestibule

Gives access through a new uPVC storm door to the garden.

Upper Hall

A bright hall with window to front, carpeted and fitted with white panelled inner doors. Two built-in shelved cupboards.

Double Bedroom 1

3.94m x 2.81m (12'9" x 9'2") approx.

This attractive, bright and sunny room enjoys a most pleasant outlook across the front of the property and the countryside beyond. It offers ample space for furniture and is fitted with a built-in double wardrobe.

Double Bedroom 2

3.76m x 3.25m (12'3" x 10'7") approx.

A further well presented room, located to the rear. Built-in double wardrobe.

Shower Room

2.04m x 1.65m (6'7" x 5'4") approx.

Newly upgraded and incorporating a self contained wet wall shower enclosure with glazed shower door, and a two piece white suite. Ladder towel radiator. Laminate flooring. Opaque glazed window to rear.



Gardens

The garden to the front incorporates a planted shrubbery and a shared pathway. It is well appointed and enjoys an elevated setting with views across the rooftops of the village and the countryside beyond. The well kept garden to the rear is fully enclosed and laid to lawn incorporating attractive planted borders, pathway and a well appointed paved seating area. Rotary clothes dryer. Traditional shed adjoining the property with new uPVC door.

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, proceed along the A90 Aberdeen/Peterhead coast road and continue for approximately 8 miles, turning left into the village of Hatton. Proceed along Main Street and turn right at the Hatton Mill and then first left onto Hatton Farm Road. Turn right onto Hatton Farm Gardens where the property is located a short distance along on the right hand side, as indicated by our For Sale board.

Notes

Gas central heating. uPVC double glazing. EPC=C. All new fitted floor coverings to remain.

Viewing

Please telephone 07773 863926 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.



For FREE independent mortgage advice, contact our Financial Services Department on 01224 332400

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