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11 CONGLASS WAY, INVERURIE, AB51 4GX



**Immaculate Four Bedroomed Detached
Family Home with Garage**

OFFERS OVER
£325,000

Accommodation Overview

Entrance Hall, Lounge, Open Plan Dining Kitchen, Dining Area and Garden Room, Utility Room, Cloaks/W.C. Upper Landing, Four Bedrooms One With En Suite, Family Bathroom.

This immaculate four bedroomed detached dwellinghouse with integral garage forms part of a popular development of exquisite family homes nestled in a peaceful pleasant cul-de-sac. The property has been thoughtfully extended and upgraded, resulting in an extremely spacious family home in move-in condition. Internally the accommodation comprises a welcoming hall with cloaks/w.c. off and staircase to the upper floor. Overlooking the garden is an elegant lounge with bay window frontage. The heart of the home is the stunning open plan dining kitchen, dining area and garden room with patio doors opening out to the low maintenance rear garden. Off the kitchen is the utility room with door to the side of the property. A sweeping staircase leads to the family bathroom and four bedrooms on the upper level, with the master bedroom benefitting from en suite facilities. The property is further complemented with quality Karndean flooring to the majority of the ground floor and co-ordinating white panelled and half glazed Georgian style inner doors. A tarred driveway with lawn to side provides parking for two vehicles and gives access to the double length garage. The split level rear garden includes two paved patios, both enjoying the sun at various times throughout the day. Rarely do properties in this cul-de-sac come to the market, making early viewing highly advisable to appreciate the accommodation on offer.



Entrance Hall

A part glazed storm door gives access to the wide and welcoming hall which is fitted with Karndean flooring. Built-in under stair cupboard. Smoke alarm. Staircase to upper level.

Lounge

4.45m x 4.40m (14'6" x 14'4") approx.

Lovely bright and spacious room with bay window frontage enjoying views over the well manicured garden. Ample space for soft furnishings. Fitted carpet.

Cloaks/W.C.

Recently upgraded and fitted with a contemporary two piece suite comprising a w.c. with concealed cistern and wash hand basin set within a white gloss vanity unit. Opaque window to front. Karndean flooring.

Dining Kitchen

4.15m x 2.90m (13'6" x 9'5") approx.

Refurbished in December 2022 and fitted with an extensive range of grey base, wall and drawer units. Co-ordinating worktop space with aqua panel splashback incorporates an induction hob and 1.5 drainer sink with triple windows above overlooking the rear garden. Integrated appliances include double ovens, dishwasher and fridge/freezer. Built-in breakfast bar. Karndean flooring. Smoke alarm. Open plan with dining area.



Utility Room

2.00m x 1.70m (6'5" x 5'5") approx.

Fitted with base and wall units matching the kitchen and one housing the central heating boiler. Worktop with aqua panelled splashback has washing machine below, which will remain. Part glazed door with side window gives access to the side of the property. Karndean flooring.

Dining Area and Garden Room

7.45m x 2.55m (24'4" x 8'3") approx.

An extremely sociable area which offers space for family dining and additional freestanding furniture. The garden room has patio doors to the rear garden. Triple windows to side and velux window flooding the room with natural light. Karndean flooring. Access to garage.

Upper Landing

A carpeted staircase leads up to the first floor which has a built-in part shelved linen cupboard housing the hot water tank. Access via Ramsay ladder to part floored loft space which is also equipped with light.

Bedroom 1

4.40m x 3.00m (14'4" x 9'8") approx.

A well appointed room, attractively presented and located to the front. Fitted bedroom furniture provides drawer units and wardrobes with shelf and hanging space. Fitted carpet.



En Suite

2.40m x 1.70m x (7'9" x 5'6") approx.

Fitted with w.c. and wash hand basin set within a gloss vanity unit with contrasting worktop. Picture mirror above with wall mounted shelving with downlighters. Large aqua panelled shower enclosure with screen doors. Tiled flooring. Double opaque windows to side.

Bedroom 2

4.85m x 2.75m (16'0" x 9'0") approx.

Of excellent proportions and tastefully presented with double windows to front. Built-in wall to wall wardrobes provide ample shelf and hanging space. Neutral décor and fitted carpet.

Bedroom 3

5.20m x 3.00m (17'0" x 9'8") approx.

Overlooking the rear garden and with distant countryside views, this well proportioned room also benefits from built-in triple wardrobes. Fitted carpet.

Bedroom 4

3.00m x 2.45m (9'8" x 8'0") approx.

Also with rear facing aspect and built-in double wardrobes. Neutral décor and fitted carpet.



Bathroom

2.10m x 2.00 (6'9" x 6'6") approx.

Fitted with w.c. and wash hand basin set within a vanity unit with contrasting worktop and tiled splashback. A tiled bath area has an overhead shower with side screen. Opaque window to rear. Heated towel rail. Wall mounted LED mirror. Laminate flooring.

Garage

10.00m x 2.77m (32'8" x 9'1") approx.

Double length garage equipped with up and over door, electricity, light and fitted workbench with window above to rear. Access to garden room.

Outside

The front garden is laid to lawn, the fully enclosed tiered rear garden has the upper level laid to lawn bordered with a plethora of colourful perennials and large paved patio. Steps lead down to a further sheltered patio which enjoys afternoon and evening sun. Garden shed. Water taps at front and rear.

Location

Inverurie is an expanding and prosperous town with excellent road and rail links to the north and south including Aberdeen, Dyce, Huntly and Elgin. There are several primary schools and Inverurie Academy provides secondary education. There is an excellent health centre, cottage hospital, several large supermarkets, a swimming pool and community centre nearby as well as golf, tennis, bowling and hillwalking.

Directions

From the centre of the town proceed up North Street and carry straight on at the roundabout, then left into Conglass Road. Conglass Way is the second opening on the right. Follow the road round to the left and number 11 is on the right hand side as indicated by our For Sale board.

Notes

Gas central heating. Double glazing. EPC=C. All curtains, blinds, light fittings and white goods are included in the sale.

Viewing

Please telephone 07896 424582 or the Selling Agent's Inverurie office.

Office Reference: KZS/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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