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NETHERMILL STEADING, NETHERMILL OF TILLYHILT, TARVES, AB41 7NT



**Outstanding Four Bedroomed Detached
Dwelling and Integral Double Garage**

OFFERS OVER
£360,000

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Accommodation Overview

Reception Hall, Study, Double Bedroom Two, En Suite Bathroom, Lounge, Kitchen/Dining Room, Shelved Larder, Utility Room, Master Bedroom with En Suite Bathroom and Dressing Room and Two further Double Bedrooms.

Located just outside the charming village of Tarves and within easy commuting distance of Dyce, Bridge of Don, Aberdeen and Inverurie, this magnificent four bedroomed detached dwelling offers an excellent level of split level accommodation which would ideally suit a family. The property occupies part of a very small development of five properties converted to the highest of standards for which the developer won awards for Scottish Builder of the Year at the time of the build. There is full timber casement double glazing together with underfloor oil central heating throughout, and an automatic smoke detection system and alarm have been installed. All internal doors are high quality light oak veneer and complement beautifully the contemporary neutral décor. The accommodation boasts double height vaulted ceilings, a magnificent lounge with imposing Morso wood burning stove, dining kitchen, and two of the four bedrooms have en suite facilities. The gardens have been beautifully created with low maintenance in mind, creating a perfect outdoor space. The rear garden with gated access leads to a large double integral garage. An ideal opportunity for the discerning buyer, early viewing is highly recommended to fully appreciated.



Hall

Main Hall 4.07m x 3.30m (13'4" x 10'8") approx.

Inner Hall 9.49m x 1.37m (31'4" x 4'5") approx.

An exceptionally spacious hall on L-shape split level, fitted with solid oak flooring and co-ordinating oak panelled inner doors, skirtings and facings. Built-in double cupboard housing the electric meter and fuse box.

Study

2.11m x 1.43m (6'9" x 4'7") approx.

This handy store room could also be utilised as a home office, with velux window to front. Tiled floor.

Guest Bedroom

4.74m x 3.56m (15'6" x 11'7") approx.

With two velux windows and deep silled window to side, this attractively presented room offers ample space for furniture.

En Suite Shower Room

2.08m x 2.03m (6'8" x 6'6") approx.

Fitted with a self contained wet wall shower enclosure and two piece suite with handy storage drawers under the sink. Electric shaver socket. Ceramic tiled floor.



Lounge

7.13m x 5.55m (23'4" x 18'2") approx.

This fabulous family sized formal lounge enjoys dual aspect outlooks and is fitted with solid oak flooring, incorporating a double height vaulted ceiling. It provides ample space for furniture, and a Morso wood burning stove with exposed flue and glass circular stand provides an eye catching focal point. Twin opening doors to dining room.

Dining Kitchen

6.15m x 4.24m (20'2" x 13'9") approx.

A beautifully co-ordinated room on open plan with vaulted ceiling and two deep silled windows to side. The kitchen is fitted with a comprehensive range of solid oak storage cabinets at wall and base level with concealed under unit lighting and LED kick board lighting. The generous runs of solid granite worktops incorporates attractive tiled surrounds and an inset 1.5 bowl sink and mixer tap. A co-ordinating breakfasting table provides casual dining, with the formal dining room allowing ample space for a table and chairs. The built-in NEFF five plate ceramic hob and chimney style extractor will remain, together with the double oven and integrated dishwasher.

Shelved Larder/Rear Hall

2.27m x 1.79m (7'4" x 5'9") approx.

A handy larder/rear hall with door to utility room.



Utility Room

4.34m x 2.61m (14'2" x 8'6") approx.

Fitted with ample wall and base storage cabinets, co-ordinated tops and a stainless steel sink/drainers and mixer tap. Plumbed for automatic washing machine and space for freestanding appliances. Tiled floor.

Master Bedroom and En Suite

4.73m x 3.29m (15'5" x 10'8") approx.

A spacious room with deep silled window to rear, attractively presented and incorporating a walk-in **Dressing Room** (2.00m x 1.66m (6'6" x 5'4") approx.) carpeted and fitted with ample hanging rails and storage shelves. **En Suite Shower Room** (2.00m x 2.00m (6'6" x 6'6") approx.) incorporating a self-contained wet wall shower enclosure, w.c. and wash hand basin with oak storage cabinet under the sink and co-ordinating tops. Tiled floor. Electric shaver socket.

Double Bedroom 3

4.73m x 3.29m (15'5" x 10'8") approx.

A spacious room, well presented and fitted with a built-in double wardrobe.

Double Bedroom 4

4.78m x 4.11m (15'7" x 13'5") approx.

Well presented and located to the side.



Bathroom

Incorporating a shower bath with overhead shower, tiled surrounds and glazed shower screen, w.c. and inset wash hand basin with coordinating tall cabinet and storage drawers under the sink. Electric shaver socket. Extractor. Sun tunnel.

Gardens

The property forms part of a very small development of converted steadings, all individually constructed and set on the periphery of Tarves. The beautiful garden to the front is bounded by attractive natural stone walls, including slate walkways and a seating area. It is planted with a plethora of established bushes, planted within easy care bark chipped beds. A lengthy driveway at the side provides additional off-road parking, with gated access leading into the rear garden. The fully enclosed garden to the rear with further gated access at the far end is ideal for families with children and pets. Thoughtfully created with low maintenance in mind, it incorporates an extensive loc-bloc and granite chipped parking area. Steps lead up to a beautifully paved seating area and established walled shrubberies and summer house, providing an excellent spot for sitting outside on a warm summers day. It also includes a car port/log store and adjoining full length wooden shed. There is also communal parking at the front of the property.



Double Garage

A spacious garage with extra high vaulted ceiling framed with upper storage, fitted with twin remote operated doors, power and light. Access door to utility room.

Location

Tarves has seen considerable expansion in recent years but yet retains the character and charm of a country village. It lies approximately 6 miles west of Ellon and is within easy commuting distance of Aberdeen, Bridge of Don and Aberdeen Airport in Dyce. There is a Primary School in the village with secondary education at Ellon or Meldrum Academy. The village is only 2 miles from historic Haddo House with its extensive Country Park, providing ample recreational facilities.

Services

Drainage to a septic tank. Mains water supply.

Notes

Underfloor oil central heating. Full double glazing. EPC=C. All fitted floor coverings, blinds and light fittings to remain. Burglar alarm fitted.



Directions

From Ellon, proceed south out of the town along the A90 Ellon/Aberdeen road and turn right at the traffic lights just before leaving the town onto the A920 signed Pitmedden/Oldmeldrum. Continue for approx. 5 miles and turn right at the crossroads onto the B999 Tarves road. Proceed along and travel straight through the village of Tarves. The property is within a small steading development, half a mile down the road, on the left hand side, as indicated by our For Sale board.

Viewing

Please telephone 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.



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