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HAYDEN, DURNO, INVERURIE, AB51 5ER



**Detached Four Bedroomed Dwellinghouse
with Garage**

OFFERS OVER
£365,000

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Accommodation Overview

Entrance Vestibule, Hallway, Lounge, Dining Kitchen, Utility Room, Bedroom, and Bathroom. Upper Landing: Three Double Bedrooms all with En Suites.

We are delighted to offer for sale, this immaculate detached four bedroomed family home with integral garage situated in a peaceful rural location enjoying countryside views. A welcoming reception hall leads to the beautiful lounge with French doors to side garden and the fabulous dining kitchen at the rear. An extremely spacious utility room with white goods included gives access to the garage. Also on the ground floor is a double bedroom and luxurious bathroom with wide bath and built-in TV. A carpeted staircase leads to the galleried upper hall where there are three double bedrooms all with the luxury of en suite shower rooms and ample built-in wardrobe facilities. The accommodation is extremely bright and airy and would appeal to those looking for a distinctive modern home presented in ready to move into condition with the minimum of inconvenience. It is easy to run benefitting from double glazing and underfloor heating assisted with a log burning stove with back boiler and solar panels. Enjoying a most appealing location, early viewing is genuinely recommended to fully appreciate this truly exceptional family home.



Entrance Vestibule

A part glazed hardwood door opens into the vestibule which has a walk-in cupboard. Tiled flooring. Georgian glass panel door to hallway.

Hallway

Wide and welcoming with all rooms accessed off. Understair cupboard houses the underfloor heating system. Staircase to upper floor. Fitted carpet. Smoke alarm.

Lounge

5.35m x 4.60m (17'5" x 15'1") approx.

A bright and spacious room filled with natural light through double windows to front and French doors to side patio. Enjoying glorious countryside views, this generous sized room also features a log burning stove with back boiler which assists with the heating. Fitted carpet. Smoke and heat detector. Carbon monoxide detector.

Dining Kitchen

8.40m x 3.60m (27'5" x 11'8") approx.

Fitted with an extensive range of modern base and wall units with co-ordinating synthastone work surfaces incorporating a five ring gas hob, sink with integrated drainer and informal seated breakfast bar. Integrated appliances include oven, microwave, coffee machine and dishwasher. The dining area offers ample space for a large table, chairs and additional free standing furniture. Two double windows overlook the rear and also allow a generous flow of natural light. Tiled flooring in the kitchen and fitted carpet in the dining area. Smoke and heat detector.



Utility Room

6.05m x 2.40m (19'8" x 7'9") approx.

Extremely generous sized room also fitted with base units and worktop space. The washing machine and tumble dryer are included. Window to side. Built-in cloak cupboard. Tiled flooring. Access to garage. Carbon monoxide detector. Central heating boiler.

Bedroom 4

4.50m x 4.40m (14'8" x 14'4") approx.

Spacious room with lovely views to front. Built-in part shelved cupboard. Ample space for free standing bedroom furniture. Fitted carpet.

Bathroom

3.35m x 2.30m (11'0" x 7'5") approx.

Fitted with a w.c. and wash hand basin set within a vanity unit with picture mirror above. Large bath, with handheld shower head and waterfall tap, has the added luxury of a built-in TV. Finished with attractive tiling to all walls and opaque window to side.

Upper Landing

A carpeted staircase with floor level lighting leads to the galleried landing. Smoke alarm.



Bedroom 1

4.80m x 4.75m (15'7" x 15'5") approx.

This fantastic room overlooks the side of the property and enjoys far reaching countryside views. Benefitting from built-in wall to wall wardrobes and access to en suite. Fitted carpet.

En Suite

2.00m x 1.95m (6'6" x 6'4") approx.

Vanity units house a w.c with concealed cistern and wash hand basin with picture mirror above. Aqua panel corner shower cubicle with sliding screen doors. Tiled flooring. Central heating towel rail. Velux window to side.

Bedroom 2

4.50m x 3.70m (14'7" x 12'1") approx.

Another good sized room with views to front. Built-in double wardrobes and further single cupboard housing the hot water tank. Access to en suite.

En Suite

2.15m x 1.80m (7'0" x 5'9") approx.

Fitted vanity unit houses a w.c and wash hand basin. Corner cubicle with aqua panel to walls and sliding screen doors. Tiled flooring. Central heating towel rail. Velux window to front.



Bedroom 3

4.45m x 3.55m (14'6" x 11'62) approx.

A well proportioned front facing room benefitting from wall to wall wardrobes with shelf and hanging space. Fitted carpet. Access to en suite.

En Suite

2.15m x 1.80m (7'0" x 5'9") approx.

Fitted with a three piece suite comprising w.c and wash hand basin both set within vanity units. Corner shower cubicle with sliding screen doors and aqua panel to walls. Tiled flooring. Central heating towel rail. Velux window to front.

Garage

7.35m x 3.55m (24'1" x 11'6") approx.

There is an extensive loc-bloc driveway to the front and side of the property which leads to the garage which has an electric roller door and is equipped with power, light, window to rear, side door to driveway and access to utility room.



Outside

A gravel area at the front extends to the side which provides an ideal seating area and garden shed. The remaining ground is laid to lawn and enjoys the sun for most of the day.

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

Follow the A96 north of Inverurie turning right for Whiteford and Durno. Pass the school and continue into the small hamlet of Durno taking the first road on the left. Proceed up the road and the property is on the left hand side, as indicated by our For Sale board.



Notes

LPG heating. Double glazing. EPC=C. All curtains, blinds, light fittings, washing machine, tumble dryer and fridge/freezer are included in the sale.

Viewing

Please telephone 07934 594910 or 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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