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14 WEST PARK AVENUE, INVERBERVIE, DD10 0TY



**Immaculately Presented Three Bedroomed
Dwellinghouse with Garage**

OFFERS OVER
£305,000

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Accommodation Overview

Ground Floor: Vestibule, Hallway, Lounge, Dining Room/ Family Room, Dining Kitchen, Utility Room and Cloakroom. **First Floor:** Upper Landing, Master Bedroom with En Suite Shower Room, Two further Bedrooms and Family Bathroom. **Outside:** Front and Rear Gardens. Single Garage. Driveway.

Located within an established, popular residential area in the peaceful village of Inverbervie, just minutes' from a play park and the beach, we are delighted to offer for sale this immaculately presented three bedroomed detached dwellinghouse with single garage. The property has been recently upgraded with new internal doors throughout and a newly fitted kitchen. With neutral décor throughout, the accommodation comprises a welcoming vestibule, hallway, a bright lounge, separate dining room/family room, a generous dining kitchen, utility room and cloakroom on the ground floor. The staircase ascends to the upper landing which gives access to all remaining accommodation. The master bedroom with en suite, two further generous bedrooms and a family bathroom complete the accommodation. The property is set on a generous plot with a loc-bloc drive to the front which leads to the large double height single attached garage. The front and side gardens enjoy a good deal of privacy and the fully enclosed rear garden benefits from a paved patio area and decking with a corner timber seat. In truly ready to move into condition, early viewing is highly recommended.



Entrance Vestibule

An exterior door gives access to the welcoming vestibule fitted with a matwell and solid wood flooring. An internal door leads into the hallway.

Hallway

The bright hallway gives access to all ground floor accommodation with a staircase ascending to the first floor. A cupboard with sliding doors provides extensive storage and also houses the consumer unit. An understair cupboard provides further storage. Spotlights. Solid wood flooring. Radiator cover.

Lounge

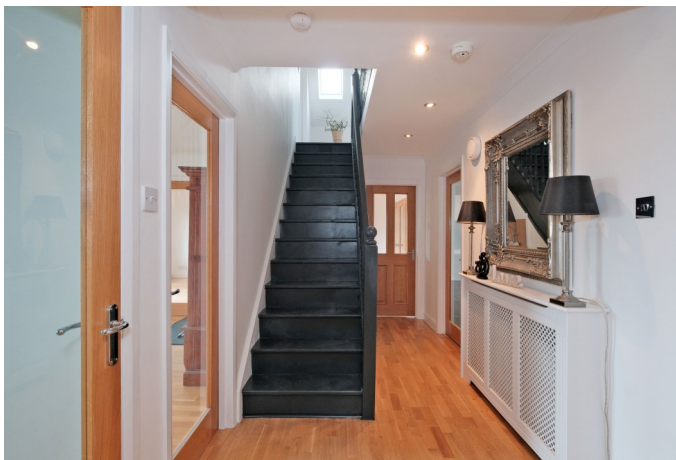
5.89m x 3.94m (19'4" x 12'11") approx.

Dual access from both the hall and the dining kitchen, this spacious lounge overlooks the front of the property and has ample space for furnishings with a fireplace providing a lovely focal point to the room. TV point. Solid wood flooring. Spotlights.

Dining Room/Family Room

3.84m x 3.66m (12'7" x 12'0") approx.

Located to the front of the property, this room is fitted with laminate flooring and French doors give access from the lounge and a further access being given from the hallway.



Dining Kitchen

7.80m x 2.81m (25'7" x 8'3") approx.

The recently upgraded kitchen is fitted with an extensive range of modern white wall and base units, Quartz worktop incorporating a 1.5 sink with drainer and mixer tap with integrated appliances including a hob, oven/grill, extractor hood with spotlights and dishwasher. The American style fridge/freezer is to be included in the sale. A breakfast bar provides space for informal dining. Ample space for dining table and chairs with sliding patio doors leading out to the fully enclosed rear garden. Tiled flooring.

Utility Room

1.99m x 1.74m (6'6" x 5'9") approx.

Accessed from the dining kitchen, the utility room is fitted with a worktop with under counter space for white goods. Tiled flooring. Exterior door to rear garden. Central heating boiler.

Cloakroom

A centrally set, stylishly decorated cloakroom fitted with a white suite comprising a w.c. and wash hand basin set in a vanity unit. Chrome heated towel rail. Extractor.



Upper Landing

Stairs from the hallway lead to the first floor landing and all remaining accommodation with a Velux window allowing plenty natural light into the space. Two cupboards provide good storage facilities. Access hatch to loft space. Spotlights.

Master Bedroom

6.16m x 3.18m (20'3" x 10'5") approx. at widest

The well proportioned master bedroom has wonderful space for free standing bedroom furniture and dual aspect windows allow plenty of natural light into the room. Stunning sea views are provided by the window overlooking the front of the property. A double mirrored wardrobe provides extensive storage. Laminate flooring.

En Suite Shower Room

The partially tiled en suite shower room is fitted with a white suite comprising a w.c., wash hand basin set in a vanity unit and a shower enclosure housing a mains shower. Chrome heated towel rail. Spotlights.

Bedroom 2

5.62m x 3.11m (18'5" x 10'2") approx.

Located to the front of the property with beautiful sea views, this double bedroom has good space for bedroom furnishings. A double wardrobe provides storage facilities. Laminate flooring.



Bedroom 3

2.94m x 2.93m (9'8" x 9'7") approx.

Overlooking the rear garden, the third bedroom has a wardrobe for storage. Carpeted.

Family Bathroom

2.93m x 2.55m (9'7" x 8'4") approx.

The partially tiled, stylish bathroom is fitted with a white suite which comprises a w.c., wash hand basin set in vanity unit and roll top bath with handheld shower attachment. Tiled flooring. Spotlights. Opaque window fitted with venetian blinds. Radiator cover.

Outside

The property is set in a generous plot with a loc-bloc driveway to the front allowing parking for several vehicles which leads to the double height single attached garage. The front and side gardens are laid to lawn with hedge borders ensuring a good deal of privacy. The fully enclosed rear garden with an access gate to the side is mainly laid with lawn with mature shrubs and borders with several fruit trees. The rear garden benefits from a paved patio area and decking with corner timber seating for enjoyment of the outdoors during the summer months. Rear access door to garage where the outside tap is located.

Location

Inverbervie is a pleasant coastal town lying approximately 11 miles south of Stonehaven and within easy commuting distance of both Aberdeen and Montrose. The town is well served by shops, a leisure centre and medical centre. Primary schooling is available locally while secondary education is available at Mackie Academy in Stonehaven or at Mearns Academy in Laurencekirk.

Directions

Travelling south on A92 from Aberdeen, continue on the coast road heading to Inverbervie. Travelling through Inverbervie, continue onto Montrose Road and turn right onto West Park. Follow the road up the hill and take the first turning on the left into West Park Avenue where number 14 is further along this road, located on the right hand side, as indicated by our For Sale board.

Notes

Gas central heating. Double glazing. EPC=D. To be sold including all curtains, blinds, light fittings and floor coverings.

Viewing

Please telephone 07725 510576 or 07740 983881 or the Selling Agent's Stonehaven Office.

Office Reference: NEM/LM/Stonehaven

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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