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399 Union Street
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Tel 01358 72 07 77

Inverurie

6 North Street
AB51 4QR
Tel 01467 62 93 00

Stonehaven

1 Market Buildings
AB39 2BY
Tel 01569 76 29 47

E-mail:

property@raeburns.co.uk

www.raeburns.co.uk

1 HARVEY WAY, ROTHENORMAN, AB51 8GJ



**Immaculate Four Bedroomed Bungalow
with Garage**

OFFERS OVER
£275,000

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Accommodation Overview

Entrance Hall, Lounge, Dining Kitchen, Utility Room, Cloaks/W.C, Dining Room, Master Bedroom with En Suite, Three further Double Bedrooms and Bathroom. Garage.

We are delighted to bring to the market, this immaculately presented four bedroomed bungalow with garage in the village of Rothienorman. The property benefits from double glazing, LPG central heating and enjoys an enviable position with open countryside views to the front. Finished to an extremely high standard, internally the accommodation comprises of a wide and welcoming hall with access to a bright and spacious lounge with bay window frontage and glorious views. The recently upgraded dining kitchen is fitted with modern units and has a handy utility room off with access to a cloaks/w.c. A versatile front facing room is currently used as a formal dining room. There are four double bedrooms, one of which has the added luxury of an en suite. Completing the accommodation is the family bathroom with shower over the bath. Parking is available at the front of the garage on the double driveway. The fully enclosed rear garden has a decked seating area which enjoys the sun for most of the day and provides an ideal spot for entertaining or al fresco dining. Luxurious décor and quality finishings have resulted in a beautiful home in move in condition making early viewing genuinely recommended.



Entrance Hall

A composite exterior door gives access to the wide and welcoming hall which is neutrally presented and complemented with Amtico flooring. Built-in part shelved cupboard and further built-in linen cupboard. Smoke alarm.

Lounge

5.25m x 4.60m (17'2" x 15'0") approx.

A beautifully presented room with box bay frontage enjoying undisturbed countryside views. Ample space for soft furnishings. Fitted carpet.

Kitchen

4.75m x 3.90m (15'6" x 12'8") approx.

Striking kitchen which was ungraded in 2021 fitted with an extensive range of contemporary gloss base and wall units. Co-ordinating work surface with matching splashback incorporates a four ring gas hob and 1.5 drainer sink with window above overlooking the rear garden. Space for dining table and chairs. Integrated appliances include oven, microwave, combi oven and dishwasher. Access to utility room and French doors to rear garden. Vinyl flooring.



Utility Room

1.80m x 1.75m (5'9" x 5'7") approx.

Worktop with space below for tumble dryer. Washing machine included in the sale. Central heating boiler. Vinyl flooring. Access to cloaks/w.c. Part glazed composite door to rear garden.

Cloaks/W.C.

Fitted with a w.c and wash hand basin. Vinyl flooring. Opaque window to side.

Dining Room

3.50m x 3.00m (11'5" x 9'8") approx.

This versatile front facing room is currently utilised by the owners as a formal dining room but could easily accommodate a double bed or serve as a home office. Fitted carpet.

Bedroom 1

3.75m x 3.50m (12'3" x 11'5") approx.

A stunning room presented in a calming décor with co-ordinating carpet. Built-in double wardrobes with sliding mirror doors provide shelf and hanging space. Triple windows overlook the rear garden. Access to en suite.



En Suite

2.30m x 1.20m (7'5" x 3'9") approx.

Fitted with a three piece suite comprising w.c, wash hand basin and shower cubicle with attractive tiling and sliding screen door. Vinyl flooring. Opaque window to side.

Bedroom 2

3.60m x 3.40m (11'8" x 11'1") approx.

Another beautiful room presented in neutral décor and with rear facing aspect. Built-in double wardrobes with sliding mirror doors provide shelf and hanging space. Fitted carpet.

Bedroom 3

3.50m x 2.80m (11'5" x 9'2") approx.

Bright and spacious room with side facing aspect. Presented in pastel décor with complementing carpet.

Bedroom 4

3.85m x 2.30m (11'0" x 7'5") approx.

Used by the current owners as a dressing room, this room is presented in neutral décor and co-ordinating carpeting. Ample space for a double bed and additional free standing furniture.



Bathroom

3.50m x 1.85m (11'5" x 6'0") approx.

Fitted with a three piece suite comprising w.c, wash hand basin and tiled bath area with overhead shower and side screen. Opaque window to side. Vinyl flooring.

Garage

5.25m x 2.95m (17'2" x 9'7") approx.

A tarred driveway at the front leads to the single garage which has an up and over door and is equipped with power and light.

Outside

The front garden is laid to lawn whilst the fully enclosed rear garden is also mainly laid to lawn and has a decked patio which enjoys the afternoon sun. Raised beds are planted with peas, carrots, leeks and many other varieties of vegetables. External water tap.

Location

Rothienorman, approx. 10 miles from the busy town of Inverurie, provides a shop, hotel and garage. In addition, there is a new primary school with nursery and playgroup. Secondary education is at Meldrum Academy.

Directions

From Inverurie follow the B9001 to Rothienorman. Continue through the village and Harvey Way is the last exit on the left hand side. Turn immediately left and Number 1 is the second house on the right.

Notes

LPG central heating. Double glazing. EPC=D. All curtains, blinds, light fittings and washing machine are included in the sale excluding the curtains in the lounge.

Viewing

Please telephone 07411 242341 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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