

# Raeburn Christie Clark & Wallace

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## 11 TILLYBRAKE RISE, BANCHORY, AB31 5TZ



**Well Maintained Detached Two Public/Four  
Bedroomed Dwellinghouse with Double Garage**

OFFERS OVER  
**£379,995**

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## Accommodation Overview

**Hall, Cloakroom, Lounge, Dining Room, Conservatory, Dining Kitchen and Utility Room. Upper Hall: Master Bedroom with En Suite, Three Double Bedrooms and Family Bathroom with Separate Shower. Double Garage.**

In a popular and well established residential area, this detached two public/four bedroomed dwellinghouse with double garage enjoys well established gardens with a southerly aspect. Ready to move into with the minimum of inconvenience, decorated in a neutral palette with co-ordinating floor coverings, there is gas fired central heating and double glazing. Upon entering, there is a welcoming hallway with useful cloakroom and built-in storage. The generously proportioned lounge has a feature fireplace and gives access to the dining room and conservatory which is a lovely place to relax and unwind. The dining kitchen is comprehensively equipped with appliances and gives access to the functional utility room. The upper floor provides a master bedroom with en suite, three double bedrooms and all of these benefit from built-in storage. The family bathroom with separate shower completes the accommodation. The gardens are well tended with a plethora of flowering plants and shrubs and a driveway provides off-street parking. This is a desirable home of which internal inspection is genuinely recommended.



## Hall

**4.55m x 3.35m (14'11" x 11'0") approx. at longest and widest**

This welcoming hallway has attractive wooden flooring and a carpeted staircase with wooden balustrade rising to the upper floor. There is a deep shelved cupboard which reaches to the understair area providing excellent storage and a further built-in cupboard with hanging rail for outdoor wear.

## Cloakroom

With an opaque window to the front and fitted with a w.c. and pedestal wash hand basin. Mirror and shelving.

## Lounge

**7.74m x 3.70m (25'4" x 12'1") approx.**

As can be seen by the dimensions, this is a generously proportioned lounge which has a large window to the front with a private outlook over the garden. An attractive focal point is the marble fireplace with living flame gas fire. Patio doors open to the conservatory and double multi-pane doors open to:

## Dining Room

**3.28m x 3.24m (10'9" x 10'7") approx.**

An adaptable room currently used for formal dining and with a window overlooking the rear. There is neutral décor and carpeting and a multi-pane door to the hall.



## Conservatory

**3.87m x 3.56m (12'8" x 11'8") approx.**

Enjoying great privacy and with double French doors opening to the garden and patio. There is a radiator for the cooler winter months and a ceiling fan.

## Dining Kitchen

**5.24m x 4.16m (17'2" x 13'7") approx.**

Fitted with a range of oak style wall and base units incorporating ample drawer units, a tall pull-out larder cupboard, co-ordinating worktops with a white 1.5 bowl sink with drainer and mixer tap and under unit lighting. There is an integrated double oven/grill, gas hob and concealed extractor hood. There is an integrated dishwasher and the free standing upright fridge will remain. A window overlooks the front and within the dining area, patio doors lead to the garden. There is a door to the garage and door to:

## Utility Room

**2.41m x 1.57m (7'11" x 5'1") approx.**

This functional area is fitted with an automatic washing machine, tumble dryer, wall and base units and a stainless steel sink with drainer. There is a door to the side of the property. Ceiling hatch to garage roof space.



## Upper Hall

An L-shaped upper hallway with an attractive wooden balustrade and white panel style doors to the accommodation. There is a tall built-in cupboard housing the hot water tank and a further tall cupboard for towels and linen. Hatch to loft space.

## Master Bedroom

**5.16m x 3.69m (16'11" x 12'1") approx.**

Overlooking the front, this is a generously proportioned master bedroom which has two large built-in wardrobes with mirrored sliding doors.

## En Suite

**2.47m x 1.89m (8'1" x 6'2") approx.**

With an opaque window to the front and fitted with a wash hand basin built into cupboard storage, a w.c. with concealed cistern and a shower unit with mains thermostatic shower. There is a mirror, shelving and shaver point by the wash hand basin and attractive wood laminate flooring.

## Double Bedroom

**3.65m x 3.12m (11'11" x 10'2") approx.**

A bright and airy room with a south facing window. There are two built-in wardrobes providing hanging and shelving storage.



## Double Bedroom

11'2" x 10'2" (3.41m x 3.11m) approx.

Currently used as a study, this is a further good sized double bedroom which overlooks the rear. Built-in wardrobe.

## Double Bedroom

3.18m x 3.12m (10'5" x 10'2") approx.

Overlooking the front and currently used as a twin room. A built-in wardrobe provides storage and there is ample space for free standing bedroom furniture.

## Family Bathroom

2.40m x 2.08m (7'10" x 6'9") approx.

Fitted with a bath with central tap, a wash hand basin with mixer tap and w.c. with concealed cistern built into vanity cupboards with a sill and mirror above. There is splashback tiling which continues to dado height throughout the room. The corner shower unit has aqua panelling and a mains thermostatic shower and an opaque window to the rear draws in natural light.



## Outside

The well established gardens are planted with a plethora of flowering plants and shrubs providing great colour throughout the seasons. To the front, there is an area of grass and a deep bed and to the side a greenhouse. The landscaped rear garden has a patio for dining al fresco, areas of grass and deep well stocked rockeries and shrubbery beds, along with a large garden shed. To the front, a loc-bloc driveway provides off-street parking for several cars.

## Double Garage

5.45m x 5.13m (17'10" x 16'10") approx.

With two up and over doors, power and light. The gas fired central heating boiler is located here and the chest freezer will remain.

## Notes

Gas fired central heating. Double glazing. EPC=C. All fitted floor coverings, curtains, blinds, light fittings, integrated appliances, the upright fridge, chest freezer, automatic washing machine and tumble dryer are included in the sale.



## Location

Banchory is 17 miles approx. drive from the city of Aberdeen with three access roads, making property on Deeside much sought after. The town maintains a comprehensive range of shops and several excellent hotels and restaurants. The primary and secondary schools have excellent reputations and incorporate community and sports centres and a swimming pool. Banchory has two private golf courses and a driving range in addition to the various other leisure pursuits such as fishing, riding, hill walking and skiing etc. which are available on Deeside.

## Viewing

Please telephone 07711 312952 or the Selling Agent's Banchory Office.

## Office Reference: JFM/AM/Banchory

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