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**ADENTOWIE HOUSE, STRACHAN, BANCHORY, AB31 6NN**



**Detached Four Bedroomed Dwellinghouse with  
Double Garage Set within 0.5 Acre Approx.**

OFFERS OVER  
**£389,000**



# ADENTOWIE HOUSE, STRACHAN, BANCHORY

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## Accommodation Overview

**Entrance Hall, Lounge, Dining Kitchen, Dining Room, Utility Room, Office, Cloakroom/W.C. Upper Landing, Four Bedrooms one with En Suite, Family Bathroom.**

We are delighted to offer for sale this spacious four bedroomed detached dwellinghouse which occupies an elevated position, within a substantial plot extending to approx. 0.5 acre or thereby within the quiet village of Strachan. The property is served by electric heating, triple glazing and comprises on entering a wide and welcoming hallway, which in turn gives access to the majority of rooms on the ground floor, including a bright and pleasant lounge with dual aspect windows, formal dining room, spacious dining kitchen with utility room off, office and cloakroom/w.c. Upstairs there are four good sized bedrooms, one of which benefits from en suite facilities, and completing the accommodation is the family bathroom. Outside at the front is the main garden which is beautifully landscaped and extremely private enjoying a south facing aspect. A large tarred driveway at the side of the house leads to the double garage and provides generous parking. Early viewing is highly recommended to fully appreciate the idyllic location and spacious accommodation this family home has to offer.



## Entrance Hall

A hardwood exterior door with opaque section opens into the wide and welcoming hall. Built-in cloaks cupboard. Staircase to upper level. Fitted carpet. Interlinked smoke alarm.

## Lounge

**8.25m x 4.15m (27'0" x 13'6") approx.**

A lovely bright room filled with natural light through triple windows to front and double windows to side. An eye catching feature of the lounge is a Mica Schist Inglenook housing a multi-fuel stove. Plumbing points for attaching a back boiler available if required. Hardwood flooring. Interlinked smoke alarm and carbon monoxide detector. Part glazed door to side of property.

## Kitchen

**5.25m x 4.10m (17'2" x 13'4") approx.**

Fitted with solid wood Drumoak Kitchen base and wall units, contrasting blue pearl granite worksurface incorporates an induction hob and 1.5 drainer sink with two windows above enjoying views of the rear garden. Integrated appliances include oven, dishwasher, microwave and fridge. Tiled flooring. Interlinked smoke alarm.



## Dining Room

**4.15m x 3.90m (13'6" x 12'8") approx.**

Offering ample space for dining furniture, this room has dual aspect windows to front and side allowing plentiful natural light. Access to both lounge and dining kitchen.

## Utility Room

**4.65m x 1.85m (15'2" x 6'1") approx.**

Fitted with base and wall units and co-ordinating worktop incorporating a stainless steel drainer sink with window above to rear. Plumbed for washing machine and space for tumble dryer. Part glazed door to rear. Vinyl flooring.

## Office

**4.65m x 3.50m (15'2" x 11'5") approx.**

'L' shaped room comprehensively fitted with storage cupboards and workstation. Two windows enjoy far reaching countryside views. Fitted carpet.

## Cloakroom/W.C.

W.C. and wash hand basin set within a white gloss vanity unit. Opaque window to side. Fitted carpet.



## Upper Landing

A curved and carpeted staircase with velux window above leads to the first floor. Access to part floored loft space via Ramsay ladder. Interlinked smoke alarm.

## Bedroom 1

**5.20m x 3.80m (17'0" x 12'5") approx.**

A generous sized double room benefitting from built-in triple wardrobes with shelf and hanging facilities. Built-in linen cupboard housing the hot water tank. Triple windows to side enjoy peaceful countryside views.

## En Suite

**3.20m x 1.05m (10'5" x 3'4") approx.**

Fully tiled and complemented with co-ordinating Karndean flooring. Fitted with w.c., vanity unit housing wash hand basin and shower cubicle with bi-folding screen door and aqua panel to walls.

## Bedroom 2

**4.60m x 2.75m (15'1" x 9'0") approx.**

Enjoying a side aspect with stunning countryside views. Built-in double wardrobes with shelf and hanging space. Fitted carpet.





## Bedroom 3

4.60m x 2.50m (15'1" x 8'2") approx.

Another good sized room with dual aspect windows to side and velux to rear filling the room with natural light. Built-in double wardrobes. Fitted carpet.

## Bedroom 4

3.35m x 2.80m (11'0" x 9'2") approx.

Triple windows to front enjoying views over the front garden. Fitted carpet.

## Bathroom

2.95m x 2.10m (9'7" x 6'9") approx.

Fitted with attractive tiling to walls and fitted with a w.c, wash hand basin set within a vanity unit and aqua panelled bath area with overhead shower and side screen. Double opaque windows to rear. Karndean flooring. Chrome heated towel rail.



## Garage

5.65m x 5.55m (18'5" x 18'2") approx.

A tarred and gated driveway provides generous parking for several vehicles and leads to the double garage which has two up and over doors and is equipped with power, light and two windows to rear. External water tap.

## Gardens

The front is laid to lawn and planted with mature trees, shrubs and a plethora of colourful perennials providing a haven for birds and bees. The rear garden is laid in gravel stone with mature plants with a raised lawn beyond. A gravel area to the side has a rotary dryer and enjoys a private outlook.

## Location

Situated in scenic Royal Deeside countryside, conveniently located within the village of Strachan is a village hall. The larger town of Banchory (approx. 3 miles) is a short drive away.



## Directions

Travelling from Banchory High Street turn down Dee Street at the traffic lights, and follow the road across the bridge and continue ahead for approximately 3 miles until reaching Strachan. On entering the village continue ahead passing the B974 road to Fettercairn. On reaching Strachan Primary School turn right, and Adentowie House is up this road on the right, as indicated by our For Sale board.

## Notes

Electric heating. Triple glazing. EPC=E. All curtains, blinds and light fittings included, excluding the dining room, study and upper landing pendants.

## Viewing

Please telephone 07771 585494 or the Selling Agent's Banchory office.

## Office Reference: JFM/NT/Banchory

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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