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Aberdeen

399 Union Street
AB11 6BX
Tel 01224 56 46 36

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75 High Street
AB31 5TJ
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7 The Square
AB41 9JB
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

44 GLENURY CRESCENT, STONEHAVEN, AB39 3LF



**Immaculately Presented Five Bedroomed
Detached Dwellinghouse in Prime Location**

OFFERS OVER
£349,500

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Accommodation Overview

Hallway, Lounge, Kitchen/Diner, Dining Room, Sunroom, Utility Room, Bedroom 5, Cloakroom/W.C. Upper Landing, Master Bedroom with En Suite Shower Room, Three further Bedrooms, Bathroom. Front and Rear Gardens. Driveway. Single Integral Garage.

Located within the ever popular residential development of Glenury in Stonehaven, within walking distance to local shops, schools and other amenities the town has to offer, we are delighted to bring to sale this well proportioned five bedroomed family home, which has been finished to a high standard throughout. The light and airy accommodation comprises of a welcoming entrance hallway leading to a bright lounge, a superb kitchen/diner which flows seamlessly into the dining room and the sun room with patio doors to the fully enclosed rear garden. A utility room, a useful cloakroom/w.c. and a versatile fifth bedroom complete the ground floor accommodation. An attractive staircase leads to the spacious upper landing which gives access to all remaining accommodation. The first floor includes a master bedroom with stylish en suite shower room, three further bedrooms and a family bathroom. The front garden is low maintenance, mainly laid to lawn with a loc bloc driveway leading to a single integral garage. A paved path leads to a side gate and access to the fully enclosed rear garden, providing a safe place for both children and pets to play. A patio area provides an ideal location for alfresco dining during the warmer months. Viewing of this immaculately presented family home is highly recommended to fully appreciate its location and the accommodation on offer.



Entrance Hallway

A uPVC partially glazed exterior door gives access into the welcoming entrance hallway, which leads to all ground floor accommodation. Large cupboard provides storage and houses the consumer unit. A carpeted staircase ascends to the first floor. Solid wood flooring.

Lounge

4.92m x 3.78m (16'2" x 12'5") approx.

Located to the front of the property, this bright stylish lounge has ample space for freestanding furnishings, with a wall mounted electric fire providing a lovely focal point to the room. TV point. Spotlights and stylish light fitting. Solid wood flooring.

Kitchen/Diner

4.17m x 3.58m (13'8" x 11'9") approx.

Overlooking the rear garden the spacious kitchen/diner is fitted with an extensive range of wall and base units with ample worktops incorporating a large stainless steel sink with drainer. Integrated appliances include a large fridge and dishwasher with a central island housing the hob, oven/grill and extractor hood, and also provides a space for informal dining. Under stair cupboard gives extra storage facilities. Spotlights. Laminate tile effect flooring.



Dining Room

3.78m x 2.59m (12'5" x 8'6") approx.

On semi open plan with kitchen/diner, the well proportioned dining room has good space for dining furnishings and other free standing furniture.

Sun Room

3.95m x 3.72m (13'0" x 12'3") approx.

The dining area leads seamlessly into the sun room which overlooks the rear garden. Windows on three side allows plenty natural light into the space, with patio doors leading to the fully enclosed rear garden.

Utility Room

2.57m x 2.07m (8'5" x 6'9") approx.

Accessed from the kitchen/diner, the utility room has units of similar design to the kitchen with a worktop incorporating a sink with drainer. Under counter space for white goods. Concealed wall mounted boiler. Wine rack. Access door to integral garage and an exterior door to the rear garden. Laminate tile effect flooring.

Bedroom 5

3.11m x 2.77m (10'2" x 9'1") approx.

This versatile bright room currently utilised as a playroom, is located to the front of the property. Space for freestanding furnishings. Solid wood flooring.



Cloakroom/W.C.

Centrally set the cloakroom/w.c. is fitted with a white suite comprising a w.c. and wash hand basin. Extractor fan.

Upper Landing

Stairs from the hallway lead to the spacious carpeted upper landing and all remaining accommodation. Storage cupboard. Access hatch to loft space fitted with a Ramsay ladder.

Master Bedroom

3.82m x 2.94m (12'6" x 9'8") approx.

The stylish master bedroom is located to the front of the property with good space for freestanding furniture. Fitted mirrored double wardrobes and a cupboard provide extensive storage facilities.

En Suite Shower Room

The modern en suite shower room is fitted with a contemporary white suite comprising a w.c. and wash hand basin set in a vanity unit with a walk-in double shower cubicle housing a mains rain fall shower with additional hand held shower attachment. Chrome heated towel rail. Wall mounted mirror. Spotlights. Opaque window. Tiled flooring.



Bedroom 2

3.81m x 2.84m (12'6" x 9'4") approx.

Overlooking the rear this double bedroom has a built-in cupboard providing good storage facilities. Ample space for freestanding bedroom furniture.

Bedroom 3

3.52m x 2.78m (11'7" x 9'1") approx.

A spacious double bedroom to the front of the property with built-in cupboard providing good storage facilities.

Bedroom 4

2.85m x 2.33m (9'4" x 7'8") approx.

Currently set up as a study, this fourth bedroom located to the rear has ample space for freestanding furniture. Fitted mirrored double wardrobes provide great storage facilities.



Bathroom

2.30m x 1.70m (7'7" x 5'7") approx.

The partially tiled family bathroom is fitted with a white suite comprising a w.c., wash hand basin set in an extensive vanity unit and a bath with over bath mains shower. Chrome heated towel rail. Shaver point. Opaque window.

Outside

A loc-bloc driveway provides ample off street parking and leads to the single integral garage. The front garden is low maintenance and laid to lawn with borders. A paved path leads to the side gate and accesses the fully enclosed rear garden, providing a safe place for both children and pets to play. Screened by high level timber fencing, this garden enjoys a high degree of privacy and is mainly laid to lawn with decorative shrubs borders. A paved patio provides an ideal location for outdoor entertaining during the warmer months. Outside tap.



Directions

Travelling south on the A92 dual carriageway from Aberdeen, take the first exit for Stonehaven. At the mini roundabout turn right and follow the road round the bend, taking the left turn into Glenury. Continue straight ahead then follow the road round to the right. Number 44 is on the left hand side as indicated by our For Sale board.

Notes

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

Viewing

Please telephone 07966 584157 or the Selling Agent's Stonehaven office.

Office Reference: SZR/LM/Stonehaven

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