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21 BOWBUTTS BRAE, STRACHAN, AB31 6PG



**Impressive Five Bedroomed Detached
House with Stunning Views**

OFFERS OVER
£469,000

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Accommodation Overview

Entrance Vestibule, Hallway, Lounge, Kitchen on Open Plan with Dining and Living Area, Dining Room, Utility Room, W.C., Five Double Bedrooms (Two with En Suite), Family Bathroom.

We are delighted to offer for sale this five bedroomed detached house in the picturesque Strachan near Banchory. Benefiting from oil central heating and double glazing throughout, this property has been finished to a very high standard and offers fantastic family living. The internal accommodation comprises entrance vestibule leading to the bright and airy hallway with large understair cupboard, spacious lounge with large picture window providing spectacular views of the Deeside Valley, a fantastic kitchen on open plan with dining area and further living area, utility room, dining room and w.c. The first floor of the property houses the five double bedrooms, two with en-suites, all bedrooms have an abundance of built-in wardrobes providing ample storage. Completing the upstairs accommodation is the large family bathroom with separate bath and shower cubicle. Externally there is parking for several vehicles on the tarred driveway and a double garage for further parking or storage. The front is mainly laid to lawn for easy maintenance. The beautiful rear garden is made up of a large lawn area with flower borders, patio area and decorative built-up retaining wall. The lovely wooden summer house will be included in the sale.



Entrance Vestibule

Decorative part glazed NorDan door provides entry to the bright and spacious vestibule.

Hall

Bright and airy hallway with large understair cupboard providing an abundance of storage space.

Lounge

6.95m x 4.50m (22'8" x 14'8") approx.

Accessed via the double part glazed doors this generous room has a large picture window overlooking the breathtaking views of the Deeside Valley. Further door gives access to the rear living area. Fitted carpet.

Dining Room

4.50m x 3.40m (14'8" x 11'2") approx.

Currently used as a hobby/work room, this lovely bright room is located at the front of the property and has space for formal dining furniture and freestanding furniture. Fitted carpet.



Kitchen/Dining/Living Area

12.30m x 4.50m (40'4" x 14'8") approx.

Providing ideal family living, this kitchen is on open plan with the dining area and further lounge/family room. A well equipped kitchen with a variety of wall and base units with worktop and kitchen island. Integrated appliances include halogen hob, double oven, dishwasher and fridge/freezer. The dining area has room for table and chairs and provides access to the rear garden via double doors. The family room provides a cosy snug area with ample space for lounge furniture. Black tile flooring in kitchen/dining area with fitted carpet in the family area.

Utility Room

Variety of wall and base units with stainless steel sink and mixer tap. Large larder cupboard. Space for freestanding freezer. External door to the side of the property.

W.C.

3.45m x 1.90m (11'3" x 6'2") approx.

Generous room with white w.c. and hand basin. Alcove area provides useful coat hook area and shelving. Opaque window.

First Floor

Wrap around carpeted hallway with window to the front. Cupboard for storage, Loft hatch.



Master Bedroom with En Suite

6.35m x 4.5m (20'9" x 14'8") approx.

Extremely spacious room at the rear of the house with walk-in dressing room. Large window overlooking the rear garden. Fitted carpet. The large en suite benefits from separate bath and shower cubicle housing a mains shower, the w.c. and basin are set within a vanity unit which provides storage below. Chrome heated towel rail.

Bedroom 2 with En Suite

4.50m x 3.15m (14'8" x 10'3") approx.

Located at the front of the property this large double bedroom with fitted carpet has a built-in storage cupboard and an en suite shower room with corner shower enclosure housing mains shower, w.c. and basin within vanity unit. Chrome heated towel rail. Opaque window overlooking the side aspect of the house.

Bedroom 3

4.50m x 3.35m (14'8" x 11'0") approx.

Large bright double window with picture window to the front. Double door fitted wardrobe for storage. Fitted carpet

Bedroom 4

4.50m x 3.15m (14'8" x 10'3") approx.

Good sized double bedroom overlooking the rear garden. Double door fitted wardrobe providing storage. Fitted carpet.



Bedroom 5

3.40m x 3.00m (11'2" x 9'9") approx.

Double bedroom with fitted wardrobe for storage. Window to the side of the property provides natural light. Fitted carpet.

Family Bathroom

2.70m x 2.55m (8'9" x 8'4") approx.

Large family bathroom with separate bath and shower cubicle, white suite with vanity unit for storage. Tiled to dado height with opaque window to the side.

Double Garage

5.55m x 5.35m (18'2" x 17'6")

With electric up and over door. Fully powered and rear external door to the garden.

Outside

The front garden is mainly laid to lawn for easy maintenance. Sweeping tarred driveway provides parking for several vehicles. The rear garden is made up of a large lawn area with flower borders, patio area and decorative retaining wall. The large wooden summer house with separate decking area will be included in the sale. The summerhouse also incorporates a small shed area providing useful storage for outdoor furniture.

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

From Banchory travel into the village of Strachan and turn right into Bowbutts Brae. Continue to the very top and Number 21 is on the right as indicated by our For Sale board.

Notes

Oil central heating. Double glazing. EPC=C. All curtains, blinds and light fittings are included.

Viewing

Please telephone the Selling Agent's Banchory office.

Office Reference: JFM/SC/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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