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27 GREEN MEADOWS, SAUCHEN, AB51 7JF



**Immaculately Presented Two Public/Four
Bedroomed Detached Family Home with Garage**

OFFERS OVER
£315,000

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Accommodation Overview

Entrance Hall, Lounge, Dining Kitchen/Family Area, Utility Room, Dining Room, Cloaks/W.C. Upper Landing: Master bedroom with En Suite, Three further Double Bedrooms and Bathroom. Gardens. Garage.

We are delighted to bring to the market this stunning four bedroomed detached family home with garage. The property benefits from uPVC double glazing, LPG gas central heating and offers spacious and modern accommodation throughout. The main entrance leads into a hallway with w.c. which follows into a spacious light filled lounge with front facing aspect and corner wood burning stove, beautiful dining room and a well equipped and contemporary dining kitchen bathed in natural light with direct access to the garden presenting a superb layout for socialising and entertaining. Completing the downstairs accommodation is a handy utility room accessed off the kitchen. Upstairs, the impressive master bedroom has the added luxury of a stylish en suite, there is also a spacious family bathroom with separate shower and three double bedrooms, two of which benefit from built-in wardrobes. Outside there is off-street parking on the driveway leading to the garage with a lawn adjacent. The beautifully landscaped and fully enclosed rear garden is laid to lawn and has various seating areas to enjoy to sun throughout the day. Early viewing of this beautifully maintained family home is genuinely recommended to avoid disappointment.



Entrance Hall

A part glazed uPVC door opens into the welcoming hallway which gives access to all ground floor accommodation and has a staircase to upper level. Built-in understair storage cupboard. Fitted carpet. Smoke alarm.

Lounge

4.97m x 4.00m (16'4" x 13'1") approx.

A lovely room with bay window overlooking the front garden, a notable feature is the corner woodburning stove set upon a heat resistant glass hearth. Ample space for soft furnishings. Engineered oak flooring.

Dining Kitchen/Family Area

7.17m x 3.91m (23'5" x 12'8") approx.

Fitted with a good range of contemporary grey gloss wall and base units with co-ordinating work surface incorporating a four ring ceramic hob and composite drainer sink with triple window above overlooking the rear garden. Integrated appliances include oven and dishwasher. Space for large family dining table and chairs. French doors open out to a patio area at the rear. Engineered oak flooring. Access to utility room.



Utility Room

2.60m x 1.68m (8'5" x 5'5") approx.

Fitted with white gloss wall and base units with contrasting worktop incorporating a stainless steel drainer sink. Plumbed for washing machine. Tumble dryer and fridge/freezer are included in the sale. Engineered oak flooring. Part glazed door to rear garden.

Dining Room

3.07m x 3.03m (10'0" x 9'9") approx.

This front facing room is also fitted with engineered oak flooring and offers ample space for formal dining and additional occasional furniture.

Cloaks/W.C.

Fitted with a w.c. and wall mounted wash hand basin with tiled splashback. Engineered oak flooring.

Upper Landing

A carpeted staircase leads up to the spacious landing which has a built-in part shelved linen cupboard housing the hot water tank. Access to loft space. Smoke alarm.



Master Bedroom

4.65m x 4.65m (15'2" x 15'2") approx.

Elegant room presented in neutral décor and complement with fitted carpet. Two built-in double wardrobes with sliding mirrored doors provide shelf and hanging space. Window to front. Access to En Suite.

En Suite

2.78m x 1.23m (9'1" x 4'0") approx.

Fitted with a vanity unit housing a w.c. with concealed cistern, wash hand basin and separate tiled shower enclosure with screen door. Velux window to rear. Vinyl flooring.

Bedroom 2

3.22m x 2.91m (10'6" x 9'6") approx.

This room is currently used as a home office but can easily accommodate a double bed. Built-in part shelved cupboard provides hanging space. Window to front. Laminate flooring.

Bedroom 3

2.76m x 2.69m (9'0" x 8'8") approx.

Good sized double room enjoying views over the rear garden. Shelved recess and built-in single cupboard providing shelf and hanging facilities. Presented in neutral décor with co-ordinating carpet.



Bedroom 4

3.20m x 2.50m (10'5" x 8'2") approx.

Generous double room overlooking the front garden, presented in grey tones with co-ordinating carpet.

Bathroom

2.76m x 2.68m (9'0" x 8'8") approx.

An extremely spacious and bright room fitted with extensive vanity storage housing a w.c., wash hand basin, corner bath and separate tiled shower enclosure with screen door. Vinyl flooring. Opaque window to rear.

Gardens

A loc-bloc driveway with lawn adjacent provides parking for two vehicles and leads to the single garage fitted with an up and over door, power, light and housing the central heating boiler. The rear garden is fully enclosed and screened by high level fencing providing privacy and shelter laid mainly to lawn and edged with mature trees and various colourful shrubs. Several patio areas enjoy the sun at various times throughout the day. Rotary dryer.



Location

Sauchen is a charming, delightful village located within close proximity to Westhill, Alford and Inverurie. Alford, a short drive away, is a thriving village enjoying a host of excellent amenities, with a community campus and range of shops. Additional recreational activities include a golf course, swimming pool, library, tennis, bowling, a dry ski slope and the Haughton Country Park. Further amenities at Westhill include a variety of shops, hotels and restaurants, including a Marks and Spencer store, Costco and Tesco supermarket. Sauchen is within easy commuting distance of Aberdeen, Westhill, Dyce and the Aberdeen Airport.

Directions

From Inverurie follow the road to Kemnay and beyond on the B993 turning left for Sauchen and Castle Fraser. Turn left at the crossroads and pass the local school. Continue along this road and turn right onto Main Street. Following the road, take a right onto Green Meadows and number 27 is on the right as indicated by our For Sale board.



Notes

LPG central heating. Double glazing. EPC=D. All fitted floor coverings, curtains, blinds, light fittings, tumble drier and fridge/freezer are included in the sale. Note: the curtains in the kitchen are not included.

Viewing

Please telephone 07846 473808 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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