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**ALLT NA CRAIG, CRAIGEARN, KEMNAY, AB51 5LN**



**Detached Four Bedroomed Bungalow  
with Garage**

OFFERS OVER  
**£290,000**

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## Detached Four Bedroomed Bungalow with Garage

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### Accommodation Overview

**Dining Kitchen, Utility Room, Lounge, Hallway, Four Bedrooms and Bathroom. Garage.**

Allt Na Craig is an impressive and modern bungalow, ideally situated in the attractive and peaceful hamlet of Craigearn. The property is stylishly presented throughout and has recently been upgraded by the current owners to include uPVC double glazing, uPVC storm doors, re-rendered and tiled roof replaced to slate. Entering the property directly into the spacious and well equipped dining kitchen with French doors providing access to the rear garden. Off the kitchen is a utility room with access to the integral garage. The beautiful lounge provides a relaxing space for entertaining in front of the log burning stove. Off the L-shaped hallway are four generous sized bedrooms, family bathroom with shower over the bath and a walk-in area completes the internal accommodation. Parking for two vehicles is available on the driveway in front of the single garage. The fully enclosed child and pet friendly rear garden is laid mainly to lawn and features a gravel patio providing an ideal area for outside entertaining. This family home is truly in move in condition and early viewing is advised to appreciate the idyllic location and to avoid disappointment.



## Dining Kitchen

**4.88m x 4.28m (16'0" x 14'0") approx.**

A part glazed composite door at the front of the property gives access to the bright and modern kitchen. Fitted with a good range of gloss wall and base units and generous contrasting work surface incorporates a four ring halogen hob and stainless steel circular sink with double windows above to rear. Integrated appliances include oven, grill, dishwasher and wine fridge. Ample space for family dining table and chairs. Access to utility room. French doors open out to the back garden. Laminate flooring.

## Utility Room

**3.39m x 3.18m (11'1" x 10'4") approx.**

Fitted with wall, base and larder units with contrasting work surface incorporating a stainless steel circular basin with window above overlooking the rear garden. Washing machine and tumble dryer area included in the sale. Engineered flooring. Access to integral garage.



## Lounge

**4.59m x 4.22m (15'0" x 13'8") approx.**

A stunning room with dual aspect windows to side and rear enjoying undisturbed countryside views. Presented in neutral décor and complemented with co-ordinated carpet. A striking feature of this room is a log burning stove set upon a slate hearth with oak mantel. Ample space for soft furnishings. Sofas available by separate negotiation.

## Hallway

L-shaped hall offering excellent storage by way of three built-in shelved cupboards and a walk-in dressing area with shoe storage. Access to part floored loft space via a bi-folding ladder. Fitted carpet. Smoke alarm.

## Bedroom 1

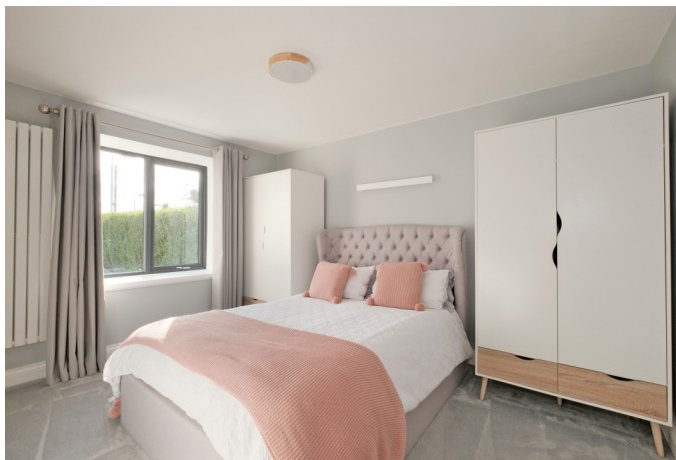
**4.03m x 2.90m (13'2" x 9'8") approx.**

Elegant double room enjoying open views to the rear. Presented in a neutral palette with co-ordinating carpet. Bedroom furniture available by separate negotiation.

## Bedroom 2

**3.44m x 2.98m (11'3" x 9'8") approx.**

Good sized room overlooking the driveway to front. Ample space for free standing furniture. Bedroom furniture available by separate negotiation. Neutral décor and contrasting carpet.



## Bedroom 3

**3.07m x 2.88m (10'0" x 9'4") approx.**

Another lovely double room presented in fresh clean décor and recently replaced carpet. Window to rear overlooking the garden and beyond.

## Bedroom 4

**3.40m x 2.40m (11'2" x 7'8") approx.**

Also overlooking the front, this room is currently utilised as a home office yet offers ample space for a double bed. Benefitting from built-in double wardrobes with sliding mirror doors providing shelf and hanging facilities. Neutral décor and fitted carpet.

## Bathroom

**2.86m x 1.66m (9'4" x 5'5") approx.**

Fitted with a white three piece suite comprising w.c, wash hand basin and bath with overhead shower and folding side screen. Tiling to walls and aqua panel to bath area. Vinyl flooring. Chrome heated towel rail.



## Garage

**5.80m x 3.30m (19'0" x 10'7") approx.**

Parking for two vehicles is provided on the driveway in front of the garage. The garage is fitted with a roller door and is equipped with power, light and fitted cabinets.

## Outside

The fully enclosed rear garden is laid mainly to lawn with gravel seating areas to enjoy the open outlook. The garden shed is included in the sale.

## Location

Kemnay, an ideal location for commuting to Inverurie, Dyce or Aberdeen is well served by an assortment of busy local shops, hotels and a wide range of leisure pursuits. There are primary and secondary schools within walking distance.

## Directions

Leave Kemnay on the B993 towards Monymusk passing the golf course and turning left where signposted Craigeam and Castle Fraser. Continue until reaching Craigeam and after crossing the small bridge turn immediately left and Allt Na Craig is the first house on the right.

## Notes

Oil central heating. uPVC double glazing. EPC=D. All curtains, blinds, light fittings, tumble dryer and washing machine are included in the sale. Bedroom furniture is available by separate negotiation.

## Viewing

Please telephone 07725 010013 or the Selling Agent's Inverurie office.

## Office Reference: KJS/NT/Inverurie

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