

# Raeburn Christie Clark & Wallace

for life & business

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## 1 BEACHGATE, INVERBERVIE, DD10 0QZ



## Stunning Four Bedroomed Detached Property with Home Office and Dressing Room

OFFERS OVER  
**£310,000**

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## Accommodation Overview

**Ground Floor:** Entrance Hallway, Lounge, Dining Kitchen, Two Bedrooms, Study and Shower Room. **First Floor:** Master Bedroom with En Suite Bathroom, Bedroom, Dressing Room/Bedroom and Cloakroom. **Front and Rear Gardens. Summerhouse. Detached Double Garage. Driveway.**

Located in a quiet cul-de-sac with stunning coastal views, we are truly delighted to offer for sale this immaculately presented four/five bedroomed detached dwellinghouse situated in the quiet town of Inverbervie. Having been well maintained by the current owners and with stylish décor throughout, the property is in truly ready to move into condition. Spanning two floors, the accommodation, on the ground floor, comprises a bright and welcoming hallway, a spacious lounge with sea views, a well appointed modern dining kitchen with utility room and a stylish shower room. Completing the ground floor accommodation are two well proportioned bedrooms and a study. A master bedroom with luxury en suite bathroom, additional bedroom, dressing room and a cloakroom are located on the first floor and complete the generous accommodation on offer. Outside to the front, there are low maintenance gardens laid with lawn with a driveway providing parking and leading to a detached double garage. A fully enclosed garden to the rear boasts a raised decking and patio area and low maintenance stone chipped borders. To the side of the property, there is an additional grassed area with a large summerhouse. Viewing is highly recommended to fully appreciate this immaculately presented family home and its stunning location.



## Entrance Hall

A timber exterior door with glazed side panel gives access into the impressive entrance hallway. A large understair cupboard provides good storage facilities with a further cupboard giving additional storage and housing the hot water tank. Laminate flooring with a carpeted staircase ascending to the first floor. Spotlights.

## Lounge

**5.02m x 4.69m (16'6" x 15'5") approx.**

French doors in the hallway lead onto the spacious, carpeted lounge which overlooks the front garden with sea views beyond. Ample space for free standing lounge furnishings. A feature fireplace incorporating an electric stove provides a lovely focal point to the room. TV point. Coving.

## Dining Kitchen

**3.43m x 2.97m (11'3" x 9'9") approx.**

With dual access from both the hallway and lounge, the dining kitchen is located to the rear of the property. The kitchen is fitted with an extensive range of modern wall and base units with co-ordinating splashback and worktops incorporating a breakfast bar for informal dining and a large 1.5 composite sink with drainer. Integrated appliances include the hob, oven, grill, extractor canopy, fridge/freezer and dishwasher. Great space for dining table and chairs. Patio doors lead out to the rear garden. Tile effect laminate flooring. Spotlights. Coving.



## Utility Room

**3.09m x 1.55m (10'2" x 5'1") approx.**

Accessed from the dining kitchen, the utility room is fitted with wall and base units with worktop incorporating a circular stainless steel sink. Space for washing machine. Large cupboard providing storage and housing the consumer unit. Wall mounted boiler. Exterior door leads to the rear garden.

## Bedroom 2

**3.98m x 3.57m (13'1" x 11'9") approx.**

Located to the front with two windows boasting onward sea views, this double bedroom has great space for free standing bedroom furniture. Laminate flooring.

## Bedroom 3

**3.50m x 2.94m (13'6" x 9'8") approx.**

Overlooking the rear garden, this bright double bedroom is fitted with a double wardrobe providing good storage. Laminate flooring.

## Study

**3.57m x 2.05m (7'5" x 6'2") approx.**

Overlooking the front, this versatile room is currently utilised as a home office. Laminate flooring. Telephone point.



## Shower Room

**2.25m x 1.88m (7'5" x 6'2") approx.**

Fully tiled stylish shower room, fitted with a white suite comprising a w.c., wash hand basin with vanity unit for storage and walk-in double shower enclosure housing a mains rainfall shower with handheld attachment. Extractor. Spotlights. Chrome heated towel rail. Laminate flooring. Opaque window.

## Upper Landing

A staircase from the entrance hallway give access to the first floor and all remaining accommodation. A Velux window allows an abundance of natural light into the space. A cupboard provides storage facilities.

## Master Bedroom

**5.03m x 4.62m (16'6" x 15'2") approx.**

A well appointed master bedroom with rear facing window and additional Velux window boasting sea views. Great space for bedroom furnishings. Laminate flooring. TV point. Loft hatch.

## En Suite Bathroom

**2.36m x 1.90m (7'9" x 6'3") approx.**

A spacious en suite bathroom fitted with a white suite comprising a w.c., wash hand basin and bath with an over bath mains shower. Spotlights. Extractor. Frosted Velux window.



## Dressing Room/Bedroom

**3.64m x 2.28m (11'11" x 7'6") approx.**

With a window to the rear, this further bedroom is currently utilised as a dressing room. Ample space for free standing furnishings. TV and telephone points. Laminate flooring.

## Bedroom 4

**3.64m x 2.28m (11'11" x 7'6") approx.**

A spacious bedroom with Velux window providing sea views. Laminate flooring.

## Cloakroom

Fitted with a white suite comprising a w.c. and wash hand basin. Velux window. Laminate flooring. Spotlights. Access hatch to eaves storage.

## Outside

To the front, there are low maintenance gardens laid with lawn with a driveway providing parking for several vehicles leading to the detached double garage with power supply and remotely operated doors. The fully enclosed garden to the rear boasts a raised decking and patio area, a brick barbecue and stone chipped borders planted with bushes and shrubs. Timber shed. To the side of the property, there is an additional enclosed grassed area with a spacious summerhouse with power supply which is a versatile space ideally suited for a gym, hobby room or home office.

## Location

Inverbervie is a pleasant coastal town lying approximately 11 miles south of Stonehaven and within easy commuting distance of both Aberdeen and Montrose. The town is well served by shops, a leisure centre and medical centre. Primary schooling is available locally while secondary education is available at Mackie Academy in Stonehaven or at Mearns Academy in Laurencekirk.

## Directions

Travelling south on the A92 coastal road from Stonehaven, follow the road for approximately 11 miles before reaching Inverbervie. Follow the road into the town and take the second left onto Kirkburn just after the zebra crossing. Follow the road down towards the beach where Beachgate is located on the left hand side. Number 1 is the first house on the left, as indicated by our For Sale board.

## Notes

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

## Viewing

Please telephone the Selling Agent's Stonehaven Office.

## Office Reference: NEM/LM/Stonehaven

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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