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WILLOW COTTAGE, 4 DUTHIE TERRACE, TARVES, AB41 7GU



**Charming Upgraded Three Bedroomed
End Terraced Dwellinghouse**

OFFERS OVER
£216,000

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Accommodation Overview

Reception Hall, Dining Room/Double Bedroom Three, Lounge, Dining Kitchen, Utility Room and Shower Room. Upper Landing: Two Double Bedrooms and Bathroom.

Situated in a most pleasant conservation area within the charming village of Tarves, we are delighted to offer for sale, this striking three bedroomed end terraced dwellinghouse. A great deal of internal work has been carried out, including an extension to the rear to create a fabulous family home. Upgraded sympathetic to it's origins, it beautifully blends fine original features with modern conveniences, and benefits from oil central heating, with underfloor heating to the kitchen, utility room and shower room, together with full double glazing. Enjoying an excellent central position, it is ideally placed for commuting to Dyce, Bridge of Don and Aberdeen and lies only 5 miles approx. from Ellon. Also worthy of mention is the beautifully bright and airy dining kitchen with bi-folding doors giving access to the private fully enclosed garden and patio. Included in the sale is a traditional stone out house and garden shed. There is a free public carpark close to the property, together with mutual parking to the front and an exclusive parking space at the rear. Early viewing of this lovely family home is genuinely recommended to fully appreciate it's many quality features.



Reception Hall

A bright hall, oozing character and charm and retaining the traditional white washed panelled inner doors, skirting and décor, incorporating a balustrade carpeted staircase to the upper floor. Louvre door storage cupboards and understair cupboard. The quality oak effect tiled flooring continues through most of the ground floor accommodation.

Dining Room/Double Bedroom 3

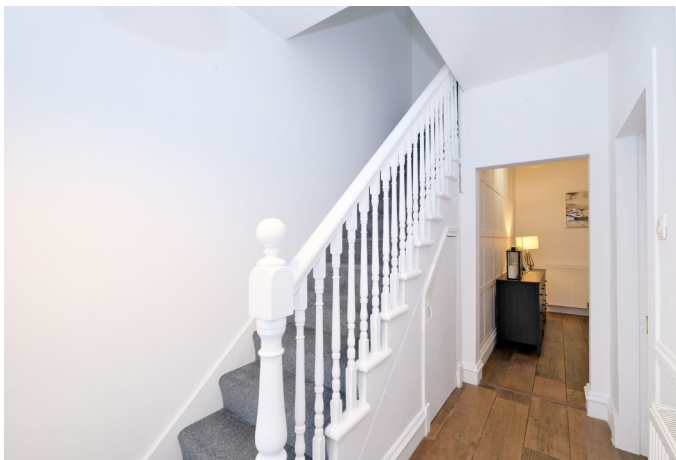
4.22m x 3.44m (13'10" x 11'3") approx.

This most attractive room is tastefully presented throughout and overlooks the front of the property. It is adaptable to suit the individual purchaser's family needs.

Lounge

5.33m x 3.77m (17'5" x 12'4") approx.

This elegant room is well appointed, with double opening Georgian style doors giving access to the kitchen. It enjoys a lovely warm ambiance, typical of a country cottage, and incorporates a deep fireplace with an inset cast iron wood burner stove. It is finished in attractive white washed wood panelling along one wall. Traditional shelved display recess.



Dining Kitchen

5.19m x 4.13m (17'0" x 13'6") approx.

The heart of the home, this fabulous room is of ideal proportions for a family, and bi-folding doors which extend along one wall gives access to a patio area at the rear. Incorporating an extra height ceiling with glass roof light, it is fully fitted with a comprehensive range of white wall and base storage cabinets and incorporates ample runs of solid oak worktops, attractive tiled surrounds and an inset Belfast sink. The Rangemaster cooker and chrome/glass chimney style extractor will remain, together with the integrated dishwasher, fridge and freezer, and the freestanding larder style fridge/freezer. Oak effect tiled floor and underfloor heating.

Utility Room

3.62m x 1.72m (11'10" x 5'7") approx.

A handy room, fitted with a 1.5 bowl sink/drain and mixer tap with oak cabinets underneath, co-ordinating worktops and overhead shelving. Part glazed door to rear garden. Attractive tiled floor and underfloor heating. Plumbed for automatic washing machine, which will remain. Central heating boiler.

Shower Room

Conveniently located on ground floor level, incorporating a self contained wet wall corner shower enclosure with glazed shower door, wall hung sink and w.c. Tiled floor and underfloor heating. Ceiling roof light. Extractor. Electric shaver socket.



Upper Landing

A carpeted landing with feature porthole window to rear and all rooms on this level leading off. Louvre door storage cupboard.

Double Bedroom 1

4.30m x 3.46m (14'1" x 14'0") approx.

A most attractive double bedroom of generous proportions with window to front, fitted with traditional style pine flooring and providing ample space for furniture.

Double Bedroom 2

3.36m x 3.23m (11'0" x 10'7") approx.

This bright, well appointed room is located to the rear and fitted with traditional style pine flooring.

Bathroom

Fitted with a white w.c., pedestal wash hand basin, and bath with aqua panelled wet walls, overhead shower and glazed shower screen. Laminate flooring. Velux window to rear. Ladder towel radiator. Built-in base storage cupboards.



Gardens

To the side of the property is gated access for vehicles which leads round to a small road at the rear and to the exclusive parking space. The fully enclosed garden to the rear is ideal for families with children and pets and is well established, planted with mature hedging along the boundaries. It also incorporates a mature lawn with decked seating area and gates leading through to the parking space. A loc-bloc patio area which is accessed off the dining kitchen offers an excellent spot for sitting out on a warm summers day. Also included is a traditional stone built out house and wooden garden shed. The versatile out-house has been used as a study/office in recent years.

Location

Tarves has seen considerable expansion in recent years but yet retains the character and charm of a country village. It lies approximately 6 miles west of Ellon and is within easy commuting distance of Aberdeen, Bridge of Don and Aberdeen Airport in Dyce. There is a Primary School in the village with secondary education at Ellon or Meldrum Academy. The village is only 2 miles from historic Haddo House with its extensive Country Park, providing ample recreational facilities.

Directions

From Aberdeen, heading north along the A90 Aberdeen/Ellon road, turn left at the B&Q roundabout onto the B999 road signed Pitmedden/Tarves. Continue along this road for approximately 14 miles and pass straight through the village of Pitmedden. Continue along until you reach Tarves and proceed past The Square and onto Duthie Terrace. The property is located on the right hand side of the road as you reach Duthie Terrace.

Notes

Oil central heating (underfloor heating to the utility room, shower room and kitchen). Full double glazing. EPC=E. All fitted floor coverings, blinds and light fittings to remain. New floor tiles fitted to most of the ground floor accommodation. New roof to extension and porthole window to upper landing.

Viewing

Please telephone 07751 454215 or the Selling Agent's Ellon office.

Office Reference: JHN/JC/Ellon

WHILST THESE PARTICULARS ARE BELIEVED TO BE CORRECT, THEY ARE NOT GUARANTEED AND ARE NOT TO FORM PART OF ANY CONTRACT OF SALE.



For FREE independent mortgage advice, contact our Financial Services Department on 01224 332400

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