

# Raeburn Christie Clark & Wallace

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**BOOTHNAGOWAN, BALVENIE ROAD, TORPHINS, AB31 4JW**



**Immaculate Five Bedroomed Detached  
Cottage with Gardens**

OFFERS OVER  
**£400,000**



## Accommodation Overview

**Entrance Hall, Dining Kitchen, Utility Room, Lounge, Two Double Bedrooms and Bathroom. First Floor: Three further Double Bedrooms, Jack and Jill Shower Room, Playroom and W.C.**

We are delighted to offer for sale this immaculate five bedroomed detached cottage within the popular village of Torphins. Decorated and finished to a very high standard throughout, this charming family home is modern while still retaining many of its original traditional features. The welcoming hallway provides access to all ground floor rooms with a spacious dining kitchen boasting contemporary wall and base units. The impressive lounge is flooded with natural daylight from the three large windows with the main focal point of the room being the striking original stone fireplace with large wood burning stove. Bedrooms four and five are both located on the ground floor with fitted storage. The large family bathroom with four piece suite and useful utility room complete the ground floor accommodation. Upstairs provides the spacious master bedroom with built-in wardrobes with access to the Jack and Jill shower room. Bedroom two leads on from the Jack and Jill shower room whilst bedroom three is located off the landing. The remaining room is currently used as a playroom but could be adapted to suit your family requirements. Completing the first floor accommodation is the handy w.c. Externally, there are generous enclosed gardens with paved patio and decking area along with parking for several vehicles on the stone chip driveway. The large outhouse offers superb storage and benefits from power and lighting.



## Entrance Hall

Leading on to all rooms in the property and accessed via the part glazed composite exterior door, this welcoming entrance benefits from a large understair cupboard providing convenient storage. Wood effect laminate flooring.

## Dining Kitchen

**6.45m x 3.10m (21'2" x 10'2") approx.**

Generous dining kitchen with a wide range of matt grey wall and base units and light wood effect worktops. Integrated appliances include the Bosch dishwasher, free standing Smeg Rangecooker, extractor hood and free standing Samsung double fridge/freezer with ice maker. The picture window and velux windows provide an abundance of natural light. An exposed stone wall makes a beautiful focal point in the room. Wood effect laminate flooring.

## Utility Room

**2.65m x 2.00m (8'7" x 6'6") approx.**

This handy room is fitted with a range of wood effect wall and base units with granite effect worktops. Free standing Samsung washing machine, Indesit tumble dryer and space for further appliances if required. Tile effect vinyl flooring. Side aspect window.



## Lounge

**7.15m x 4.70m (23'5" x 15'4") approx.**

Extremely generous and bright lounge with the three large front windows providing plenty of natural daylight along with the additional side aspect window. Stunning wood burner fireplace with stone surround, mantel and hearth. Understair cupboard provides storage. Wood effect laminate flooring.

## Bedroom 4

**4.30m x 3.20m (14'11" x 10'5") approx.**

Currently used as a gym but is an ideal double bedroom with front facing window. Wood effect laminate flooring.

## Bedroom 5

**4.45m x 3.60m (14'6" x 11'8") approx.**

Fantastic sized room with three side aspect windows. Built-in wardrobe with hanging rail and shelves provide storage. Ample space for free standing furniture. Loft hatch. Wood effect laminate flooring.

## Family Bathroom

**2.80m x 2.60m (9'2" x 8'5") approx.**

Great sized bathroom with four piece suite comprising bath with shower attachment, wet room shower and a variety of wall and base vanity units with fitted wash hand basin and wall mounted w.c. Rear facing opaque window. Heated towel rail. Underfloor heating.



## Upper Landing

Split landing leads on to all further accommodation and incorporates a cosy reading corner. Two velux windows.

## Master Bedroom

**5.40m x 4.00m (17'7" x 13'11") approx.**

An impressive room with two front facing windows and additional window to the side. Built-in wardrobes fitted with hanging rails and shelving provide storage. Ample space for free standing furniture. Access to Jack and Jill shower room.

## Jack and Jill Shower Room

**2.75m x 2.45m (9'0" x 8'0") approx.**

Accessible from the master bedroom and also bedroom two. Fitted with a three piece suite comprising w.c with concealed cistern, wash hand basin with vanity unit storage and large shower cubicle. Laminate tiled flooring.

## Bedroom 2

**4.35m x 3.20m (14'3" x 10'5") approx.**

Generous double bedroom with front facing window. Ample space for free standing furniture.





## Bedroom 3

**4.25m x 3.15m (13'9" x 10'3") approx.**

Another good sized double bedroom with large front facing window. Space for free standing furniture.

## W.C.

**1.75m x 1.60m (5'7" x 5'2") approx.**

Handy cloakroom toilet fitted with a two piece suite comprising w.c and wash hand basin. Vinyl flooring. Velux window.

## Playroom

**4.15m x 2.85m (13'6" x 9'3") approx.**

Currently used as a playroom but could be used as a sixth bedroom. Front and rear facing windows. Space for free standing furniture.

## Loft

Two loft areas providing fantastic storage. The original loft area is partially floored with light and the loft in the extended area of the property is fully floored with light.



## Outside

Parking for several vehicles is available on the large driveway with a gate leading to the fully enclosed gardens. The generous garden is made up of an assortment of lawn and flowerbed areas with paved pathway and pebbled edging. The large patio and decking area provide an ideal area for outdoor dining in the summer months. The large outhouse provides excellent storage and houses the central heating boiler and benefits from power and lighting. Wood store.

## Location

The picturesque village of Torphins is ideally located, offering tranquillity of village life, but with in easy commuting distance of Aberdeen (21 miles). There is a good choice of shops and amenities within Torphins including a chemist and general grocers/post office with a wider range at nearby Banchory (6 miles) or Aboyne (8 miles). There is an excellent primary school in the village with secondary education available at nearby Aboyne Academy which incorporates a community and sports centre with a swimming pool. There is a wide range of outdoor pursuits available in the area including the Torphins 9-hole golf course and tennis courts.



## Directions

Travel west from Aberdeen on the A980 towards Torphins. Upon entering the village, continue ahead for a short distance, taking the third right hand turn onto Balvenie Road. The property is located on your right.

## Notes

Oil central heating. Double glazing. EPC=E. The white goods in the kitchen and utility room are included in the sale along with all light and window fittings.

## Viewing

Please telephone 07854 280121 or 07464 545960 or 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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