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Aberdeen

399 Union Street
AB11 6BX
Tel 01224 56 46 36

Banchory

75 High Street
AB31 5TJ
Tel 01330 82 29 31

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7 The Square
AB41 9JB
Tel 01358 72 07 77

Inverurie

6 North Street
AB51 4QR
Tel 01467 62 93 00

Stonehaven

1 Market Buildings
AB39 2BY
Tel 01569 76 29 47

E-mail:

property@raeburns.co.uk

www.raeburns.co.uk

FEORAN, GLASSEL ROAD, BANCHORY, AB31 4FE



**Beautifully Presented Detached Three Bedroomed
Bungalow Set in 1/3 Acre Approx.**

OFFERS OVER
£450,000

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Accommodation Overview

Vestibule, Reception Hall, Lounge, Sun Lounge, Dining Room, Kitchen, Utility Room, Master Bedroom with En Suite Bathroom, Two Further Double Bedrooms and Shower Room. Integral Single Garage and Generous Established Gardens.

Boasting a superb elevated position in the west end of Banchory town, this immaculate three bedroomed detached bungalow offers exceptional light and airy accommodation set in approximately 1/3 of an acre mature garden grounds. A bright vestibule leads to an attractive split level reception hall, a generous lounge with feature fireplace leads to a stunning sun lounge with south facing aspect, the well proportioned dining room enjoys a semi open plan layout with the well appointed kitchen which is enhanced by a useful utility room. The master bedroom features extensive fitted wardrobes and a modern en suite bathroom. There are two further double bedrooms and a well appointed shower room completes the accommodation. The property further benefits from a fully floored attic space believed suitable for development to further accommodation provided the relevant consents are obtained. The extensive mature gardens feature a sweeping driveway leading to an integral garage. Mainly laid to lawn and screened by mature pine trees the garden ensures a high degree of privacy. Viewing of this truly impressive home is recommended to fully appreciate the accommodation, development potential and location on offer.



Vestibule

Entered via a hardwood door with opaque glazed section, this good sized entrance features attractive ceramic tiled floor and benefits from a deep cloaks cupboard. Alarm control panel. Fifteen pane door to reception hall.

Reception Hall

A stunning split level reception hallway provides access to most accommodation. Fresh neutral décor is complemented by solid wood flooring, doors and facings. The upper hall features a window to the side allowing ample natural light into the area. A fitted cupboard houses the fuse box and there is a further fitted storage cupboard. The property is further enhanced by a floored attic space believed suitable for development to further accommodation provided the relevant consents are obtained. Smoke detectors.

Lounge

6.70m x 4.35m (22'0" x 14'3") approx.

Entered via a fifteen pane door, this generous lounge boasts a picture window to the south facing aspect with views over the mature garden grounds. A particular focal point is the ornate marble fire surround with slate hearth housing a living flame gas fire. Moulded ceiling coving and dado rail. Double doors lead to the sun lounge with a further set of double doors to the dining room. TV and telephone points.



Sun Lounge

4.00m x 3.05m (13'1" x 10'0") approx.

A superb light and airy room glazed on three aspects and incorporates double French doors to the south facing terrace and gardens beyond. Deep display sills. Attractive tiled floor. Dimmer switch.

Dining Room

3.90m x 3.00m (12'8" x 9'8") approx.

A well proportioned room accessed via the lounge and on semi open plan with the kitchen. Ample space for a range of furnishings. Double French doors to the south facing terrace. Moulded ceiling coving. Dado rail.

Kitchen

4.05m x 3.60m (13'3" x 11'8") approx.

Fitted with a wide range of quality wall and base units in a lime oak finish. Ample work surface incorporating a 1.5 bowl Asterite sink with mixer tap and drainer. The free standing Rangemaster cooker with four ring gas hob, warming plate and double ovens will remain, along with the integral dishwasher, a larder cupboard offers additional shelved storage facilities. A window overlooks the rear of the property. Wall mounted TV bracket. Ceramic tiled floor. Recessed lighting. Fifteen pane door to the utility room.



Utility Room

This useful area is fitted with additional wall and base units incorporating a stainless steel sink with drainer, the free standing washing machine and tumble dryer will remain. Space for additional free standing appliances. A fitted cupboard houses the hot water cylinder. Wall mounted central heating boiler. Opaque glazed uPVC door to the rear garden.

Master Bedroom

4.50m x 3.00m (14'8" x 9'8") approx.

An entrance hall leads to the master bedroom and en suite facilities. Steps leads to the well proportioned bedroom which overlooks the front of the property and the sweeping driveway. Two double fitted wardrobes offer excellent shelf and hanging facilities. This room is further enhanced by an en suite bathroom.

En Suite Bathroom

Centrally set this luxury en suite is fitted with a three piece suite comprising a suspended wash hand basin, w.c. and bath with shower attachment to taps. Fully tiled throughout. Amtico tile effect flooring. Heated towel rail. Recess lighting. Xpelair. Wall lights.

Bedroom 2

3.60m x 3.00m (11'8" x 9'8") approx. at widest

Spacious double bedroom enjoys windows on two aspects with views over the well maintained gardens. Fitted wardrobe provides ample shelf and hanging space.



Bedroom 3

3.60m x 3.00m (11'8" x 9'8") approx. at widest

Currently used as a home office, this bright room again features windows on two aspects and would make an ideal third bedroom if desired. Fitted wardrobe provides ample shelf and hanging space.

Shower Room

A good sized shower room fitted with a modern white suite comprising w.c., vanity units housing the wash hand basin and a double fully tiled shower enclosure housing a mains pressure shower. Fully tiled throughout and Amtico tile effect flooring. Opaque window to the side. Recess lighting. Xpelair. Wall lights and shaver point.

Outside

A sweeping tarred driveway lined with mature pine trees leads to the front of the property. Ample parking facilities and integral single garage, with electric up and over door which is equipped with power, light and water tap. The extensive well maintained gardens are approximately 1/3 of an acre, enjoying an elevated position with south facing aspect to the side. The gardens are screened by established trees to ensure a high degree of privacy. Mainly laid to a split level lawn with several mature Rhododendrons and Blossom trees. The property is enhanced by a large paved terrace to the south providing the ideal location for outdoor entertaining. To the side and rear a drystone dyke forms the boundary, with the rear of the property featuring a planted embankment with a path to a useful courtyard/drying area equipped with water tap.

Directions

Travel west through Banchory town centre, turn right onto Glassel Road and Feoran is the first driveway on the left, as indicated by our For Sale board.

Notes

Hive system heating. uPVC double glazing. EPC=D. All floor coverings and window dressings to remain. Integrated and some free standing appliances to be included in the sale. Hive system. The sun lounge furniture may be available by separate negotiation. Electric charge point within the garage will be removed prior to sale.

Viewing

Please telephone 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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