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MEMPHIS, 34 SCHOOL ROAD, KINTORE, AB51 0UX



**Detached Five Bedroomed Granite
Dwellinghouse with Garage and Outbuildings**

OFFERS OVER
£435,000

Accommodation Overview

Hall, Lounge and Dining Area, Kitchen and Family Area, Utility Room, Shower Room, Bedroom. First Floor: Four Bedrooms, one with En Suite and Bathroom.

Occupying a prime location within the popular village of Kintore, this imposing five bedroomed detached granite dwellinghouse with detached garage and outbuildings is set on an extensive plot with plentiful off-street parking to the front. This extremely spacious property, has been tastefully upgraded and extended to form an exceptional and unique family home close to the primary school and within easy walking distance of the town centre, amenities and train station. The accommodation includes the hallway which leads to the large lounge with art deco fireplace and open plan dining area. The well equipped and spacious dining kitchen at the rear is the heart of the home and offers ample space for family dining table, chairs and soft furnishings with French Doors leading to the rear garden. Off the kitchen is a utility room and shower room, all with underfloor heating. There is also a guest bedroom on the ground floor with dual aspect windows. The curved staircase leads to the upper landing with two lovely bedrooms, each with fabulous recessed bay windows on either side. The rear hall gives access to the master bedroom with en suite, a second double bedroom and the family bathroom. Outside lies the detached garage with outhouses and a summerhouse which could lend itself as a home office. The garden which is laid to lawn is ideal for family entertaining in the summer months. Viewing of this unique family home is essential to fully appreciate the quality of accommodation and ideal location.



Hall

Accessed via a part glazed uPVC door with glazed side windows, the bright hallway displays natural wood original finishing's, panelled doors and stair case leading to galleried landing. Under stair storage cupboard.

Lounge

5.07m x 3.82m (16'7" x 12'6") approx.

Naturally bright room benefitting from dual aspect windows to front and side. Worthy of mention is the eye catching Art Deco fireplace with tiled hearth housing an open fire. Built-in storage. Fitted carpet. Leading to:

Dining Area

3.63m x 2.56m (11'11" x 8'5") approx.

Offering ample space for family dining table and chairs. Fitted carpet. Door to:



Dining Kitchen and Family Area

8.65m x 4.24m (28'4" x 13'11") approx.

This fabulous and extremely sociable space is fitted with a good range of gloss base and wall units with a centre island providing further storage and incorporating an informal seated breakfast bar. Generous runs of worktop space with a Belling Country Chef double oven with eighty ring gas hob range and a Composite drainer sink with window above. The American style fridge/freezer and dishwasher are also included. Ample space for free standing furniture and soft furnishings. French doors lead out to the rear garden. Smoke alarm. Tiled flooring

Utility Room

2.60m x 2.34m (8'6" x 7'8") approx.

Bright utility room with the granite composite sink set in the work surface below the window, attractive tiled flooring with underfloor heating which is carried through the kitchen and shower room. Half glazed door to driveway. Storage units which match the kitchen at high and low level.

Shower Room

2.12m x 1.79m (6'11" x 5'1") Approx.

This stylish room with the w.c. below the deep silled window and shower cubicle adjacent with aqua panelling and mains shower, also includes the wash hand basin with splashback tiling. Chrome heated towel rail.



Bedroom 5

5.08m x 3.54m (16'8" x 11'7") approx.

A versatile and spacious room with dual aspect windows to front and side and ornate mantel houses an open fire and has an alcove adjacent, with built-in storage cupboards below. Fitted carpet.

First Floor

The beautiful curved and carpeted staircase leads to the first floor landing which has a Velux window, smoke alarm and hatch to loft space.

Bedroom 1

5.76m x 4.38m (18'7" x 14'4") approx.

An extremely spacious room with under floor heating which carries through to the en suite. Built-in double wardrobes with sliding mirror doors. Countryside views through French doors with Juliette style railings.

En Suite

Also enjoying countryside views through a Velux window with chrome ladder heated towel rail below, this bright and elegant room includes a white w.c. with a concealed cistern, wash hand basin and a double sized shower, with aqua panelling and a mains Grohe shower.



Bedroom 2

4.28m x 3.36m (14'0" x 10'11")

Enjoying the same views and aspect as the master bedroom overlooking the extensive rear garden, this spacious double bedroom, also enjoys underfloor heating. Built-in double wardrobes with sliding mirrored doors.

Bedroom 3

4.43m x 3.53m (14'6" x 11'7") approx.

This attractive double bedroom, full of character with the lie-ins and recessed deep silled bay window, looks out to the front over the parking area and has a large built-in double wardrobe with shelved alcoves on either side.

Bedroom 4

4.45m x 3.52m (14'7" x 11'6") approx.

Almost a mirror image of bedroom three with the recessed bay window, this double bedroom also enjoys large built-in double wardrobe with shelved alcoves on either side.



Bathroom

2.64m x 1.92m (8'8" x 6'3")

Extremely elegant room featuring the wash hand basin set on a deep tiled ledge, a white w.c. and tiled bath area with overhead Mira mains shower and screen. Wood effect laminate flooring.

Garage and Outbuildings

6.75m x 2.95m (22'1" x 9'8") approx.

There is an extensive tarred parking area to the front with wrought iron entrance gates. The driveway extends to the side of the property, leading to the garage which is equipped with an up and over door, power and light. The attached outhouses include a workshop equipped with power and light and a boiler house with light.

Gardens

The extensive garden to the rear is laid to grass with paved areas at the rear of the garage with a drying green, and access to the outhouses. The summerhouse, with decked patio, would be ideal as a home office or entertaining space.



Location

Kintore is a thriving local village with two primary schools and is well served by local shops and services, including the railway station and is within easy commuting distance of Aberdeen and Dyce. Inverurie, nearby, is the nearest town and offers a wealth of shopping facilities and sporting amenities, along with rail links to Aberdeen and Inverness.

Notes

Gas central heating. Underfloor heating in the dining kitchen, utility room and shower room, along with the master bedroom with en suite and bedroom two on the first floor. uPVC double glazing. EPC=D. All floor coverings, light fittings, curtains, blinds, Belling range, American style fridge/freezer and dishwasher are included.

Viewing

Please telephone the Selling Agent's Inverurie office.

Office Reference: KJS/NT/Inverurie

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