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**Architect Designed Four Bedroom  
Detached Home with Integral Double Garage  
and Garden Store**

**Price on Application**

**COILLE BHEAG, CARSAIG GARDENS, BANCHORY AB31 4BF**





## Description

Entrance Vestibule, Cloaks/W.C., Reception Hall, Open Plan Lounge/Dining Area, Kitchen and Family Area, Utility Room, Master Bedroom with Dressing Area and En Suite. Lower Hall, Three Double Bedrooms One with En Suite and Bathroom. Gardens. Double Garage. Garden Store.

We are excited to present this outstanding four bedroom detached family home with double garage, finished to an exceptionally high standard. A truly remarkable property with an unrivalled interior including walnut architraves and flooring added with a seamless blend of Italian polished floor tiles. Entering the property from the side the vestibule has a contemporary cloaks/W.C. off and leads into the bright reception hall which has a staircase to lower level and full height windows and door to rear patio. The heart of the home is the open plan lounge, kitchen, dining and family area which spans the length of the first floor and has floor to ceiling windows and patio doors which open onto a wraparound terrace with views of the surrounding woodland which are protected by a Tree Preservation Order. Also on the ground floor is a stunning master bedroom with dressing area, en suite and patio doors to a seating area at the rear. On the lower level and accessed off the spacious hall with seating area are three double bedrooms all with built-in wardrobes and patio doors leading to the front garden and one with en suite facilities. Completing the accommodation is a chic bathroom with walk-in shower. Attention to detail is evident throughout the property and this shows externally too with seating areas laid in granite paving and beautifully landscaped to include a raised hot tub and custom built log store. This unique property, ideally situated in a peaceful setting, provides a sophisticated and open living space perfect for entertaining, with endless amenities on your doorstep. Early viewing is genuinely recommended to fully appreciate the quality finishings and meticulous planning that has gone into creating this extremely sociable and breathtaking home.





## **Entrance Vestibule**

Accessed at the side of the property through composite double doors, the vestibule has a walk-in cupboard and access to a cloaks/w.c. Riven slate oyster tiled flooring. Smoke alarm. French doors with glass side returns open into the reception hall.

**Cloaks/W.C.** **2.00m x 1.20m (6'5" x 3'9") approx.**

Fully tiled and fitted with a chic two piece suite comprising a w.c. and wall mounted vanity with a contemporary wash hand basin set within.

**Reception Hall** **5.35m x 4.85m (17'5" x 15'9") approx.**

A wide and welcoming hall with all ground floor accommodation accessed off and staircase to lower level. Full height wall to wall windows with glass doors allowing plentiful natural light and lead out to the rear patio. Riven slate oyster tiled flooring.

## **Open Plan Lounge/Dining Area/ Kitchen and Family Area**

**16.00m x 7.05m (52'5" x 23'1") approx.**

This breathtaking room commands spectacular views through full height windows spanning the entirety of the front of the building and also partly to side. Many features of this extremely sociable room are the vaulted ceilings, walnut flooring, remote controlled blinds and access from each area to the wraparound terrace. The lounge, featuring a log burning stove, has the dining area adjacent which offers ample space for large dining furniture. The state of the art kitchen is fitted with contemporary base, wall and drawer units. Finished with contrasting splashback and work surface incorporating an induction hob and sink with double drainer and window above overlooking the rear garden. Quality integrated appliances include oven, combi oven/microwave and warming drawer, dishwasher, fridge and wine cooler. A central island provides further drawer units and incorporates an informal seated breakfast bar. Gemini super polished Nano finish tiled flooring.

**Utility Room** **2.25m x 2.05m (7'4" x 6'7") approx.**

Fitted with white modern wall and base unit in contrasting worktops incorporating a stainless steel drainer sink. Siemens washing machine and tumble dryer will remain. Integrated freezer, walk-in part shelved double cupboard. Access to rear patio. Smoke alarm. Gemini super polished Nano finished tiled flooring.

**Master Bedroom** **5.15m x 2.05m (16'9" x 6'7") approx.**

This room has been cleverly designed with the bed positioned overlooking the rear patio through floor to ceiling patio doors with discreet louvre vents to side. Behind the bed is a partition wall which has created a walk-in dressing area with his and her fitted wardrobes.

**En Suite** **4.65m x 2.50m (15'2" x 8'2") approx.**

Fully tiled and fitted with a custom made vanity unit housing a w.c. with concealed cistern and his and hers basins. A walk-in shower has frosted glass screen overlooking the dressing area and features a ceiling mounted shower and hand shower. Chrome heated towel rail. Marazzi Oxistone tiled flooring.









## **Lower Hall**

**8.40m x 4.20m (27'5" x 13'8") approx.**

A walnut tread staircase leads down to the seating area in the lower hall with all rooms accessed off. Built-in wall to wall linen cupboard provides shelved and hanging space and houses the hot water tank. Walk-in storage cupboard. Smoke alarm. Access to double garage.

## **Bedroom 2**

**7.35m x 3.55m (24'1" x 11'6") approx.**

A spectacular guest room with two built-in triple wardrobes and the added luxury of an en suite. Full height patio doors to front with concealed vents to side. Walnut flooring.

## **En Suite**

**2.50m x 1.75m (8'2" x 5'7") approx.**

Finished with attractive tiling and fitted with a w.c., wall mounted wash hand basin and a walk-in shower with ceiling and hand held shower heads. Chrome heated towel rail.

## **Bedroom 3**

**5.10m x 3.40m (16'7" x 11'1") approx.**

Lovely bright room with full height patio doors to front. Built-in double wardrobes with shelf and hanging facilities. Space for freestanding furniture. Walnut flooring.

## **Bedroom 4**

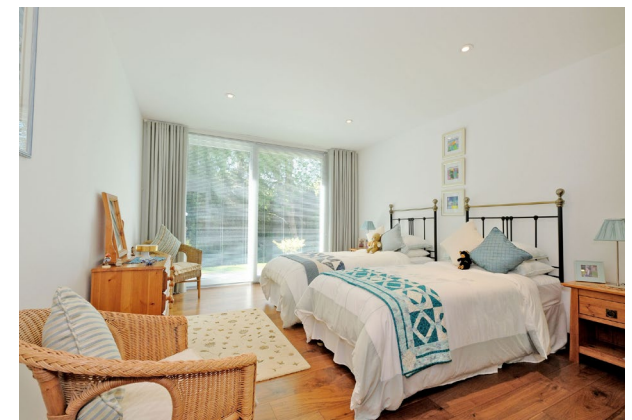
**5.05m x 3.50m (16'6" x 11'5") approx.**

Another well proportioned room benefiting from built-in double wardrobes, again full height patio doors open to the front and provide ample natural light. Walnut flooring.

## **Bathroom**

**2.75m x 2.35m (9'0" x 7'7") approx.**

Fully tiled and fitted with a Duravit suite comprising w.c., wash hand basin set within a vanity unit, bath with a hand held shower and a walk-in shower with ceiling and hand held shower attachment. Chrome heated towel rail.









## Garage

6.15m x 5.45m (20'2" x 17'9") approx.

The double garage is fitted with an electric door and equipped with power, light and water tap.

## Garden Store

7.35m x 2.50m (24'1" x 8'2") approx.

Accessed at the far side of the house, this multi functional room could be utilised as a gym, hobby room or craft room. Currently used as a garden store and in immaculate order throughout, it houses the central heating boiler and is equipped with power, light, water tap and carbon monoxide alarm.

## Outside

Parking is available on the tarred driveway at the side of the property. A gate at the side gives access to the large paved patio at the rear which enjoys the afternoon sun. There is a further private and sheltered seating area that leads to the raised hot tub. The remaining grounds are laid to lawn and screened by mature trees.



## Location

Banchory is 17 miles approximately drive from the city of Aberdeen with three access roads, making property on Deeside much sought after. The town maintains a comprehensive range of shops and several excellent hotels and restaurants. The primary and secondary schools have excellent reputations and incorporate community and sports centres and a swimming pool. Banchory has two private golf courses and a driving range in addition to the various other leisure pursuits such as fishing, riding, hill walking and skiing, etc., which are available on Deeside.

## Directions

From the direction of Aberdeen travel straight through Banchory and just after passing the Tor-Na-Coille Hotel, take an immediate right onto Carsaig Gardens. Take the left fork and Coille Bheag is on the right as indicated by our For Sale board.

## Notes

Gas central heating. Double glazing. EPC=C. All floor coverings, curtains, blinds, light fittings, white goods and hot tub are included in the sale.

## Viewing

Please telephone 07809 218601 or the Selling Agent's Banchory Office.



OFFICE REF

JFM/NT/Banchory

Whilst these particulars are believed to be correct, they are not guaranteed and are not to form part of any contract of sale.

If you would like a free no obligation pre-sale valuation please contact your local branch

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