

**Diamond Bank,
Oyne, Inch, AB52 6QT**


**Price Over
£375,000**

ASPC ref : 332555

 4  2  2 161 m² EPC **C** Council Tax Band **F**



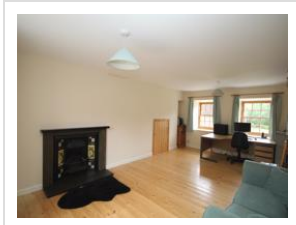
Arrange a viewing

 **01467-672800**
(Peterkins)




Peterkins
60 Market Place
Inverurie
AB51 3XN

Email:
invprop@peterkins.com

Website:
<http://www.peterkins.com>



Property features:

- 
Central heating
- 
Garage
- 
Garden
- 
Parking

4 BEDROOMED DETACHED TRADITIONAL GRANITE FARMHOUSE IN VILLAGE LOCATION WITH VIEWS OF BENNACHIE

We offer for sale this beautiful traditional dwellinghouse in a stunning location in the village of Oyne, with beautiful views of the Bennachie Range from the doorstep. Within walking distance of the local Equestrian Centre which also provides livery. Oyne Primary school and school transport to the Secondary local school. Touched by Scotland and Gadies restaurant also within walking distance. Further local amenities include a medical centre, leisure centre, post office, butchers, bakery and further shops just a few minutes drive away in the village of Inch. Alternatively a larger range of amenities and shops are available 10 minutes away in Inverurie. Transport links by rail from either Inch or Inverurie and bus links from the Village on a regular basis. This is the perfect property for those looking for a large home in a peaceful and beautiful location with lovely views towards the Bennachie range. The property benefits from Oil fired central heating and full double glazing. The accommodation is particularly spacious and comprises lounge, dining kitchen, family room, cloakroom, master bedroom with en-suite bathroom, three further bedrooms and a family bathroom. Outside there is a large single garage with stone chipped driveway providing parking for several cars. Front walled garden. Extensive rear garden with mature planting, fruit trees, raised

vegetable plot, Shed and a lovely area of lawn ideal for a young family to enjoy. This property must be viewed to truly appreciate all it has to offer.

ENTRANCE HALLWAY Entered through a solid wooden front door. Doors lead to the Lounge, Family room and Cloakroom/W.C. The sweeping wooden staircase leads to the upper floor. Smoke detector. Natural wood flooring.

CLOAKROOM Fitted with white two piece suite comprising wall hung wash hand basin and W.C. Splash back tiling. Mirror. Extractor fan. Natural wood flooring.

LOUNGE 20'9" x 11'9" (6.32m x 3.58m) An extremely spacious and bright room with windows to the front and two to the rear, all with curtains. Lovely feature fireplace with Caithness slate hearth, original cast iron Victorian fireplace with tiled surround detail and stone surround and slate mantel (not in use) Built in low level cupboard giving access to the central heating boiler. Freesat point. Telephone point. Natural wood flooring.

FAMILY ROOM 20'9" x 11'9" (6.32m x 3.58m) A lovely bright and spacious family room with window to the front and glazed door leading to the rear garden. Curtains to remain. The feature of the room is the lovely multi fuel stove set in a granite inglenook with Caithness slate hearth and stone surround and mantel. Walk in storage cupboard with light. Freesat point. Natural wood flooring.

DINING KITCHEN 20'9" x 12'10" (6.32m x 3.91m) Fitted with a range of base, wall and drawer units with white shaker style frontals and solid oak worktops. Breakfast bar seating area also providing a divider to the dining area of the Kitchen. Tiled splash-back. Belfast sink with mixer tap. Window to the front, which is the former shop window, with blind. Solid wood door with glass panel above leads to the herb garden to the front of the property. Integrated dishwasher, fridge, freezer, washing machine, double electric oven, ceramic hob and built in extractor hood will all be included in the sale. The dining area of the room is a lovely space which is overlooking the extensive rear garden. Ample space for a large dining table and chairs. Built in wooden display shelving. Freesat point. Picture window to the rear and also skylight window above. Central heating controller. Openings from Kitchen and Dining area into the Family room. Natural wood flooring.

STAIRS TO UPPER FLOOR The solid pine sweeping staircase with quarter landing leading to the upper floor. "Velux" window flooding the stairway with natural light. The upper landing gives access to master bedroom, further 3 bedrooms and family bathroom. Newly fitted quality carpet on landing and in all bedrooms. Hatch to partly floored loft with lighting. Central heating thermostat. Smoke detector.

MASTER BEDROOM 11'9" x 11'0" (3.58m x 3.35m) A bright and spacious double room with window to the front with roller blind. Views of the Bennachie Range. Ample space for large bedroom and freestanding furniture. Opening leads into a dressing room with access to the airing cupboard on one side and ample space for dressing table at the other side. Door to En-suite bathroom. Freesat point. Carpet.

EN-SUITE BATHROOM 12'9" x 8'5" (3.88m x 2.56m) Fitted with a three piece white suite comprising wash hand basin, W.C. and bath. Separate shower cubicle which is fully tiled and fitted with a mains fed shower. Tiling around bath and tiled splash-back. "Velux" windows to front and rear. Ladder style radiator. Extractor fan. Bathroom cabinet. Access to eave storage. Down lighters. Vinyl flooring.

BEDROOM 11'9" x 10'7" (3.58m x 3.22m) A well proportioned double bedroom with window to front with lovely views of the Bennachie Range. Roller blind. Storage cupboard. Carpet.

BEDROOM 11'9" x 9'1" (3.58m x 2.76m) A good sized bedroom to the rear of the property. Georgian style timber window with large "Velux" above floods the room with natural light. Carpet.

BEDROOM 11'10" x 8'6" (3.60m x 2.59m) Another good sized bedroom to the rear of the property. Georgian style timber window with large "Velux" above floods the room with natural light. Carpet.

BATHROOM Fitted with a three piece suite comprising wash hand basin, W.C. and bath with electric shower above. Glass screen. Tiling around bath/shower area and behind wash hand basin. Bathroom Cabinet. Ladder style radiator. "Velux" window to the front with blind.

OUTSIDE To the front of the property there is a low maintenance garden with bark base with planting. A grey limestone flagstone path leads from the gravel driveway to the front where there is also a well established herb garden. The driveway leads to the LARGE SINGLE GARAGE 23'10" x 12'1" and provides parking for several cars with a turning/standing area to the side. The garage is constructed from a traditional timber structure with featherboard cladding, slate roof and stone ridge tiles. 7' x 7' front doors and further side door and window. Power, light and water, storage in roof space and workbench. Granite steps lead from the garage onto the extensive area of lawn. Oil tank and storage shed to the rear of the garage. Raised vegetable plot with 4 bay rotation system and tilted towards the sun. Bird feeders. Garden bench. Granite dry stone dyke at the bottom of the garden is a lovely feature and in keeping with the country style garden. A huge variety of fruit trees line the garden including Pear, Victoria plum, Cox Orange Pippin Apple, Sweet chestnut and Sweet Cherry also raspberry, blackcurrants and rhubarb bushes. To the rear of the property there is also a stunning grey limestone flagstone patio which is ideal for outdoor entertaining and leads straight from the Family room. Area of garden next to patio well stocked with shrubs and planting.

DIRECTIONS Travelling northwards on the A96 from Aberdeen to Inverness, pass through Inverurie and Pitcaple, turn left at the Oyne fork and proceeds towards Insch. On entering Oyne at the 30 mile sign, “Diamond Bank” is the third house on the right hand side and is clearly identified by a Peterkins For Sale Sign.

View this property on [aspc.co.uk](https://www.aspc.co.uk):

<https://www.aspc.co.uk/search/property/332555/Diamond-Bank/Insch/>

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