

24 Craigour Avenue,
Torphins, Banchory, AB31 4JA

Price Over
£330,000

ASPC ref : 340027

5
 2
 2
 153 m²
 EPC **D**
 Council Tax Band **G**



Arrange a viewing

01330-822931
 (Raeburn Christie Clark &
 Wallace)

**Raeburn Christie Clark &
Wallace**

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AB31 5TJ

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Property features:



Central heating



Garage



Garden



Parking

Description

Situated within a quiet cul-de-sac, in the popular Deeside village of Torphins, we offer for sale this well proportioned **five bedrooomed detached family home**. The light and airy accommodation comprises of vestibule leading to welcoming reception hall, generous lounge on semi open plan with bright dining area and well appointed kitchen/family area served by a separate utility room. A generous master bedroom with en suite, two further double bedrooms and a good sized family bathroom complete the ground floor. Upstairs, there are two further double bedrooms. The property boasts a south facing rear garden, mainly laid to lawn with decorative borders and a paved patio. Viewing of this spacious family home is highly recommended to fully appreciate the location and accommodation on offer.

The picturesque village of Torphins is ideally located, offering tranquility of village life but within easy commuting distance of Aberdeen (21 miles). There is a good choice of shops and amenities within Torphins including health centre, chemist, mini supermarket/post office, other speciality shops and The Learney Arms Hotel 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, bowling club and tennis courts.

Notes The property benefits from oil fired central heating and double glazing throughout and will be sold inclusive of all floor coverings, curtains and light fittings, along with all white goods. EPC=D.

Directions

On entering Torphins from Aberdeen turn right into Woodside Road and right again into Craighour Avenue. Number 24 is situated towards the end of the cul-de-sac beside the turning circle.

Accommodation comprises

(GROUND FLOOR)

Vestibule Entered via a hardwood exterior door with opaque glazed section. Fifteen pane door with glazed side screen to the reception hall.

Reception Hall This spacious hallway provides access to most of the ground floor accommodation. An extensive use of natural wood is evident on all doors and facings. A deep understair cupboard provides storage facilities and houses the electricity fuse box. A built-in linen cupboard houses the hot water tank and shelved storage space. Hatch to fully insulated main loft space via a Ramsey style ladder. Smoke detector. Telephone point.

Lounge 18'0" x 11'8" [6.00m x 3.60m] approx. An exceptionally light and airy lounge, which boasts twin picture windows overlooking the front of the property. Neutral décor is complemented by ceiling coving. And an arch leads to the dining area. Wall lights. TV and telephone points.

Dining Area 10'8" x 19'2" [3.30m x 2.80m] approx. On semi open plan with the lounge, this bright dining area provides ample space for a range of furnishings. Window to the side of the property. Ceiling coving and wall lights. Door to kitchen.

Kitchen/Family Room 18'0" x 10'3" [6.00m x 3.15m] approx. Fitted with a wide range of wall and base units incorporating glazed display cabinets, open display shelving and a 1.5 Asterite sink with mixer tap and drainer and ample work surfaces with extensive splashback tiling. The free standing cooker with extractor hood will be included in the sale, along with the integrated fridge and dishwasher. A peninsular breakfast bar with glazed display cabinets separates the kitchen from the family/dining area which allows ample space for a range of furnishings. Sliding patio doors to the south facing rear garden with a further window to the rear. TV point. Door to utility room.

Utility Room Fitted with additional wall and base units, there are ample work surfaces with a stainless steel sink with drainer and splashback tiling. Part glazed door to rear garden with window alongside. Central heating controls.

Master Bedroom 12'5" x 9'7" [3.80m x 2.95m] approx. A light and airy double bedroom overlooking the rear of the property. A double fitted wardrobe with sliding doors provides shelf and hanging space and this room is further enhanced by an en suite shower room. Telephone point. **En Suite** Fitted with a white two piece suite and separate fully tiled shower enclosure housing a Mira shower. Splashback tiling behind the wash hand basin. Opaque window to the rear. Shaver point.

Bedroom 2 13'1" x 9'2" [4.00m x 2.80m] approx. at widest This spacious double bedroom, located to the front of the property benefits from a fitted wardrobe with shelf and hanging space.

Bedroom 3 10'5" x 10'0" [3.20m x 3.05m] approx. Currently used as a hobby room/study, this further double bedroom overlooks the front of the property. Double fitted wardrobe with shelf and hanging space. Window to the front.

Family Bathroom Fitted with a white three piece suite with Mira shower over the bath and glazed screen alongside. Fully tiled around the bath and shower area and to dado height elsewhere. Opaque window to the rear. Shaver point.

(FIRST FLOOR) A carpeted staircase with attractive wooden balustrade and banister leads to the galleried upper landing and remaining accommodation. A large velux window allows a good deal of natural light into the area. Hatch to eaves storage space. Smoke detector.

Bedroom 4 11'8" x 11'8" [3.60m x 3.60m] approx. A well proportioned double bedroom overlooking the front of the property. Fitted wardrobe with shelf and hanging space.

Bedroom 5 11'8" x 9'8" [3.60m x 3.00m] approx. Currently used as a home office, this bright room would make an ideal

further double bedroom if required. A fitted wardrobe provides shelved storage facilities.

(OUTSIDE)

A tarred driveway provides off road parking and leads to the large single garage with up and over door, which is equipped with power, light and houses the central heating boiler. The front garden is mainly laid to lawn with borders stocked with a variety of mature shrubs and trees. Gated access to the side of the property leads to the fully enclosed south facing rear garden. Screened by a high level timber fence. It is mainly laid to lawn with borders again stocked with an abundance of established shrubs and trees. A paved patio area provides the ideal location for outdoor entertaining.

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

<https://www.aspc.co.uk/search/property/340027/24-Craigour-Avenue/Banchory/>

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