

Albion Rose,
Sauchen, Inverurie, AB51 7LQ


Price Over
£320,000

ASPC ref : 342387

 5  1  3 181 m² EPC **E** Council Tax Band **G**



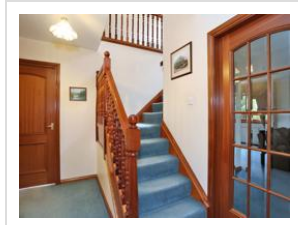
Arrange a viewing

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 (Mrs Thomson)

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<http://www.mackieanddewar.co.uk>



Property features:

 Central heating	 Garden	 Parking
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This is a substantial, detached, 5-bedroomed house, constructed by Kirkwood Homes in 1994.

The property is in a rural location, just off the Cluny/Monymusk Road near its junction with the main Aberdeen-Alford road.

Sauchen sits in the heart of the Aberdeenshire countryside. Nearby local communities include Sauchen, Dunecht, Westhill, Monymusk and Kemnay. A little further away is Inverurie which is a busy town with significant shopping facilities, schools, recreational facilities and also access to the rail network.

Accommodation comprises:

VESTIBULE: With storage cupboard. Glazed inner door giving access to hallway.

HALLWAY:

LOUNGE/DINING ROOM: This is a generously sized room, some 23' in length, 14' wide in the lounge area and slightly narrower in the dining area. The main window overlooks the front garden, and there is also a window to the side of the property. In the lounge area there is an open fireplace with marble hearth and wooden mantelpiece. Large storage cupboard off the dining area. Glazed doorway to hall.

KITCHEN/FAMILY ROOM: (19' x 11') The kitchen area is fitted with a range of good quality floor and wall units with solid wooden doors. There is ample worktop space and an inset stainless steel sink unit. Built in double oven, ceramic hob with extractor hood above. Separating the kitchen from the family room area is a breakfast bar. The family room area has patio doors giving access to the decking outside.

UTILITY ROOM: (9' x 5') Situated immediately behind the kitchen, and with a door to the rear garden, the utility room has an area of worktop space with inset stainless steel sink unit. Space for automatic washing machine and tumble dryer.

BEDROOM 2: (14' x 11') Large built-in wardrobes with sliding wooden doors. (Note: the light fitting and the curtain/curtain pole in this room is to be removed).

BEDROOM 3: (11' x 11') This room also has two large built-in wardrobes with wooden sliding doors. Window overlooks garden.

BATHROOM: (10' x 7') A generously sized bathroom with modern white suite incorporating large corner back and separate shower cabinet. Wash hand basin housed in vanity unit. Double glazed window provides natural light and ventilation.

UPSTAIRS:- On the upper hallway there are two large storage cupboards (one housing the hot water tank). There is also a hatchway to the loft space.

MASTER BEDROOM: This is another generously sized room measuring about 14' (into the window space) by 12'. Along one wall there is a range of very large built-in wardrobes with sliding mirror doors.

EN-SUITE SHOWER ROOM: Grey sanitary ware. Tiled shower cabinet. Velux roof light provides natural light and ventilation but there is also an extractor fan.

BEDROOM 4: (10' x 10') With two large built-in wardrobes. (Note: the light fitting and the curtain/curtain pole in this room is to be removed).

BEDROOM 5: (10' x 8') Two built-in wardrobes.

SHOWER ROOM: With corner shower cabinet. Velux window provides natural light and ventilation.

The property is fully double glazed and has oil-fired central heating.

OUTSIDE: The property is accessed by a private road just off the Cluny/Monymusk Road near its junction with the main Aberdeen/Alford Road. There is a tarred driveway and on one side an area is laid out in lawn. On the other side of the driveway is an area of decking upon which there is a substantial garden building. This is presently used as a workshop/store but could be adapted for any one of a number of recreational uses. A pathway round the side of the house leads to the front garden which is laid out mainly in lawn.

Outside there are areas of garden ground to front and rear and also an area of decking upon which there is a substantial garden outbuilding, presently used as a workshop/store but which could serve a number of different uses.

View this property on aspc.co.uk:

<https://www.aspc.co.uk/search/property/342387/Albion-Rose/Inverurie/>

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