

**Bridge Cottage,
New Deer, Turriff, AB53 6YB**
**Price Around
£180,000**

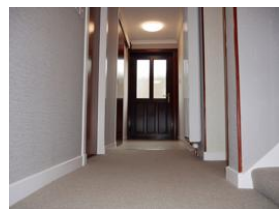
ASPC ref : 345768

 3 2 1 111 m² EPC **E** Council Tax Band **D**

Arrange a viewing
01358 720777
 (Raeburn Christie Clark & Wallace)

Raeburn Christie Clark & Wallace

 7 The Square
 Ellon
 AB41 9JB

Email:
ellon@raeburns.co.uk
Website:
<http://www.raeburns.co.uk>

Property features:


This striking **three bedrooed detached family home** commands an idyllic setting, situated within charming, beautifully nurtured gardens which back onto a bridge and burn at the rear. It offers an excellent opportunity to escape from the pressures of the city, and yet is not isolated, and within commuting distance of Peterhead, Inverurie and Aberdeen. This traditional cottage has been altered and upgraded throughout to suit the sellers' needs, and comprises a welcoming hall, a most attractive fully equipped kitchen/dining room on open plan, a utility room, a formal lounge, a double bedroom and a striking bathroom with separate shower on the ground floor with a carpeted staircase leading to two spacious double bedrooms on the upper floor. The property benefits from full double glazing and oil central heating and has been well maintained throughout. An extensive driveway with turning point gives access to the spacious garage and workshop. Worthy of particular mention, the sellers have spent a great deal of time and thought creating a beautiful cottage style garden and a well appointed seating area backs onto the bridge and the burn and also boasts tremendous open views. Early viewing is strongly recommended to fully appreciate.

New Deer is approximately a 40 minute drive from Aberdeen and is well served with all the necessary amenities including a variety of

shops and modern Health Centre. Primary School children would attend New Deer Primary School with secondary education available at Mintlaw Academy. The villages of Cuminestown, Methlick and Fyvie are also situated only a short drive away.

Reception Hall A most attractive, welcoming hall, recently refurbished and fitted with rosewood door and porcelain floor tiles to the entrance. Freshly decorated in paper décor and fitted with a new carpet, it gives access to most of the ground floor accommodation. Carpeted staircase to upper floor. LED ceiling lights. Upright radiator.

Kitchen/Dining Room 24'2" x 12'7" [7.39m x 3.88m] approx. at widest and into door A most attractive and thoughtfully created room on 'L' shape open plan, with central breakfasting table division. The kitchen, which is fitted with easy care vinyl flooring incorporates an excellent range of oak storage cabinets at wall and base level and includes a glazed display cabinet. The generous runs of co-ordinating worktops comprises attractive tiled surrounds and an inset 1.5 bowl polycarbonate sink. Offering splendid views across the front, with central full length picture window, it draws ample natural light and a glazed Georgian style door gives access to the vestibule. The open plan dining room with feature beam ceiling offers ample space for formal dining and is presented in neutral tones with co-ordinating beige carpet. Built-in shelved cupboard. Upright radiator. Large walk-in airing cupboard fitted with power and light, housing the hot water tank and central heating boiler. The slot-in Zanussi cooker and overhead extractor will remain. Plumbed for dishwasher.

Utility Room 7'4" x 5'5" [2.27m x 1.69m] approx. at widest Recently refurbished and fitted with a wall mounted beech wood effect cabinet, co-ordinating tops with fixed shelving, with plumbing for an automatic washing machine and space for free standing appliances. Window to rear. Vinyl flooring.

Double Bedroom 3 12'5" x 9'5" [3.80m x 2.91m] approx. into window A conveniently located, adaptable room offering open dual aspect outlooks. Presented in neutral tones throughout, it affords ample space for furniture.

Bathroom 9'2" x 5'7" [2.79m x 1.75m] approx. A striking, upgraded bathroom, fitted with a self contained shower cabinet and three piece suite, comprising a back to wall w.c, bath with aqua panelled surrounds and central chrome mixer tap, and an inset wash hand basin set into a bleached oak effect vanity cabinet. Vinyl flooring. Opaque glazed window to rear. Extractor. Upright ladder radiator.

Front Vestibule A carpeted vestibule with decorative part glazed uPVC Storm door to front and part glazed inner door leading through to the lounge.

Lounge 19'4" x 12'8" [5.90m x 3.89m] approx. A bright and generously proportioned room with triple aspect windows offering lovely views. Well presented throughout, it offers ample space for furniture and incorporates a feature stone fireplace with inset pebble effect electric fire.

Upper Landing Re-decorated in fresh paper décor and fitted with a new carpet, with Velux window to front. Cold water tank cupboard. LED ceiling light.

Double Bedroom 1 13'9" x 11'7" [4.23m x 3.57m] approx. into window and door. Redecorated and fitted with a recently replaced carpet, this generously proportioned room boasts splendid views across the rolling Buchan countryside and offers ample space for furniture. Built-in mirrored door wardrobe. The fitted bespoke storage drawers and co-ordinated shelving will remain. Bespoke blinds and pelmet to remain.

Double Bedroom 2 13'9" x 9'3" [4.23m x 2.84m] approx. into window Recently updated to a high standard, this bright and generously proportioned room with windows to front and rear offers splendid country views. Built-in double wardrobe.

Garage/Workshop 15'5" x 14'7" [4.73m x 4.47m] approx. A spacious garage, fitted with an up and over door, with window to side and access door to rear. The fixed workbench and shelving will remain. An access door leads through to the spacious workshop 11'0" x 7'3" [3.36m x 2.21m] approx. fitted with power and light. The workbenches and shelving will remain.

Gardens The property enjoys a glorious, idyllic setting with fabulous far reaching views across rural Buchan. The beautiful garden to the front incorporates a mature lawn, an easy care area of stone chips and decorative walled beds stocked with a wide variety of established shrubs and seasonal flowers. A tarred driveway with turning point offers ample off-road parking. Water tap. Paved drying green. The garden to the side incorporates a walkway and raised planted flower beds. There is a recently re-harled wall at the rear of the property and two sets of steps leading down to the burn. Mainly paved for easy care, it is well appointed to fully appreciate the glorious setting and offers an ideal spot for alfresco dining.

Directions From Ellon, proceed north out of the town along the A948 Auchnagatt/New Deer road and proceed for approximately 14 miles until reaching New Deer. Proceed straight through New Deer and continue along, turning left at the crossroads at the sign for Greens. Proceed along this road for approximately two miles until reaching the property, which is on the right hand side just as you go over the bridge, as indicated by our for sale board.

Services Drainage to a septic tank. Mains water supply.

Notes Oil central heating. Full double glazing. EPC=E. All floor coverings, curtains and light fittings to remain.

View this property on aspc.co.uk:

<https://www.aspc.co.uk/search/property/345768/Bridge-Cottage/Turriff/>

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