

**20 Greystone Road,
Kemnay, Inverurie, AB51 5RS**

**Price Around
£530,000**

ASPC ref : 358857

 4  3  3 277 m² EPC **B** Council Tax Band **G**



Arrange a viewing

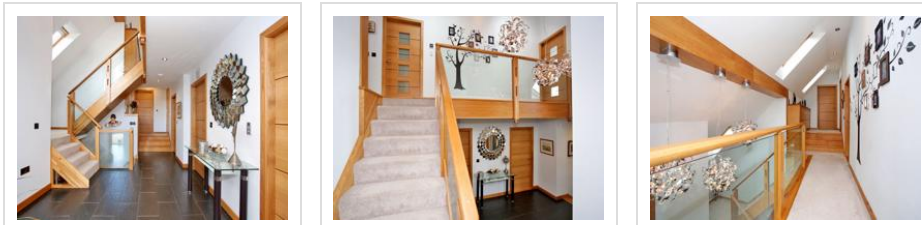
Below Home Report Valuation

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Property features:

 Central heating	 Garage	 Garden	 Parking
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Below Home Report Valuation

We are delighted to offer FOR SALE this wonderfully unique **FOUR BEDROOM DETACHED FAMILY HOME** set in an elevated position overlooking the village of Kemnay. The property benefits from many quirky and unusual features making this a wonderful proposition for a family looking for space to grow and live.

Constructed in 2010 to a very high specification with features such as underfloor heating on all floors with wireless thermostats throughout, and cupboards housing the heating controllers and manifolds for each room on each level, high vaulted cathedral style ceilings, high quality German folding doors in the Family room, and remotely controlled lighting throughout the property, this is a home which has been created to the highest standards of insulation and technology and therefore viewing is highly recommended.

The property sits in an elevated position on Greystone Road, overlooking the main town and with views further afield this is a wonderful

location. With an imposing frontage of expansive glazing, beautiful western red cedar cladding and decorative blockwork, this is a truly stylish structure. The main feature of the property is the wonderfully welcoming atrium hallway which sets the scene upon entering the property as to the creativity of the design and layout of the property. The accommodation spans three levels and offers versatile and functional living space. The property boasts high quality oak woodwork and finishing throughout, underfloor gas central heating, Swedish timber framed triple glazing, and is immaculately presented in a contemporary and stylish way.

The accommodation comprises on the entry level: Entrance Vestibule; Atrium Hallway; three double sized Bedrooms; Family Bathroom; Utility Room; and integral double Garage. On the Upper level the accommodation is Living Area on open plan to Kitchen, and in turn Family Area; WC; and Master Suite with En suite Shower room. On the basement level is a Music Room and Studio with under stair storage. Low maintenance and attractively laid out gardens to the rear, front and side provide lovely outdoor space for relaxing and enjoying the outdoors.

Kemnay is a pleasant community situated 16 miles or thereby from the City of Aberdeen and a short distance from the market town of Inverurie. With excellent transport links to the City and further afield, this is an ideal location for a commuter looking of a relaxed place to live within easy travelling of work. Kemnay itself has a range of shops, restaurants and essential amenities including primary and secondary schooling. With a range of leisure pursuit and the River Don nearby and the Bennachie range on the doorstep this is a great location for indulging in outdoor pursuits.

Directions: On entering the village of Kemnay, turn left at Bogbeth Park along Bogbeth Road. Turn left into Bogbeth Rise and follow the road to the left basically in a circle. Turn right into Greystone Road and the property is easily recognised on the left hand side by our Stronachs sale board.

VESTIBULE Entered by way of a solid contemporary wooden door with glazed panel, the stylish vestibule with high level triangular windows and fitted cloak storage with glazed, sliding doors and hanging rails, housing the consumer units, provides a perfect welcoming and functional entrance to this home.

ENTRANCE HALLWAY This wonderfully imposing and spacious hallway provides a wonderfully grand feel to the property and reinforces the spaciousness, clean lines and modern design. Beautiful decorative lights create a central focal point as they dominate the central space. With a galleried walkway, with glass paneling overlooking, this is a truly impressive space. Decorative solid beams and high level Velux windows, with motorized open / close controls add style to this amazing entrance. The floor is tiled and steps lead to either wing. A carpeted staircase leads to both the upper and lower levels.

STAIRCASE AND LANDING The upper landing is carpeted and there is a glazed bannister overlooking the lower entrance hallway. A discrete cupboard houses the central heating controllers and valves.

Upper Level :

LIVING AREA 17'1 x 14'2 (5.21m x 4.32m) A delightful spacious Living Area accessed both from the raised walkway and by way of three steps from the Kitchen, this is perfectly bright being illuminated with natural light from the feature full height windows and a further window to the side. A glazed bannister overlooks this area from the kitchen and with ample space for sizeable furniture; this is a great space for entertaining and relaxing. From the Living room, the views over the rooftops to the countryside are magnificent.

FAMILY / DINING AREA 20'3 x 12'8 (6.17m x 3.86m) Accessed by way of three steps and on open plan from the Kitchen, this Family Area could be put to a multitude of uses. With bi-fold German doors to either side, with balcony to the front and decking to the rear, this area could, in sunny weather become a covered gazebo with full garden access making this a wonderful space for outdoors fun. Cathedral style ceiling and recessed spotlights make this an expansive and functional room. Natural wood flooring adds to the warmth and the floods of natural light to either side make this a truly impressive space.

KITCHEN 23'2 x 10'11 (7.06m x 3.33m) This beautifully appointed Kitchen on open plan to the Family Area / Dining Room and Living Area is fitted with a range of black gloss wall and floor units. There is a sizeable island unit with integrated wine cooler and pan drawers. There is a Range master 6 burner cooker with decorative stainless steel 'Elvis Presley' mosaic splash back creating a really fun feature. 1 ½ bowl black sink and American style fridge freezer. Integrated microwave oven and dishwasher. With a cathedral style ceiling and exposed beams, this again is a wonderfully spacious area. The floor is tiled and the decoration is in keeping with this impressive home.

MASTER BEDROOM 15'5 x 14'10 (4.70m x 4.52m) A wonderfully roomy master suite with part combed ceiling and glazed door to external decking and steps to the garden. Full wall of fitted wardrobes with stylish black glass sliding doors and ample storage. Recessed lighting and exposed ceiling beams add to the character of this fantastic room. Lovely full height triangular shaped window provides an interesting feature and allows natural light to illuminate this superb space.

EN SUITE SHOWER ROOM A spacious room fitted with vanity storage and comprising wash hand basin, WC and large double sized shower cubicle with wet wall paneling and double head shower. High level Velux window, recessed lighting and extractor fan. Stylish, illuminating mirror next to the basin and excellent storage.

WC Comprising a WC with concealed cistern and wash hand basin in vanity unit with large mirror over, the walls and floor are fully tiles. A

sun tunnel allows light to enter.

Basement level :

MUSIC ROOM / CINEMA ROOM 14'7 x 14'4 (4.44m x 4.37m) Located on the lower level of the house, this inviting room, currently utilized as a Music Room is carpeted and benefits from recessed lighting. A large UNDERSTAIR CUPBOARD providing excellent storage is accessed from this space. Perfect for a teenage hide away or playroom.

STUDIO 10'7 x 7'2 (3.23m x 2.18m) Adjacent to the Music Room with an internal sound proof window overlooking, is a recording studio which could alternatively be put to excellent use as a study or office. This room is carpeted and again, has recessed lighting.

Ground Level :

BEDROOM 2 17'8 x 11'11 (5.38m x 3.63m) A generous room with carpeted floor and four windows allowing natural light to illuminate this space and providing open views. Carpeted and recessed lighting.

BEDROOM 3 12'9 x 11'8 (3.89m x 3.56m) Overlooking the driveway, this bedroom again is carpeted with recessed lighting.

BEDROOM 4 17'2 x 10'3 (5.23m x 3.12m) Double sized bedroom with dual aspect windows and high level window allowing light but retaining privacy. The floor is carpeted and there is recessed lighting. Large fitted wardrobe with mirrored sliding doors providing excellent storage space.

UTILITY ROOM 10'6 x 6'10 (3.2m x 2.09m) Accessed directly from the Hallway, this functional space is fitted with a range of wall and floor units with stainless steel single drainer sink. Washing machine and dryer. Tiled flooring and ceiling light panels. A door allows direct access to the integral double Garage.

FAMILY BATHROOM A spacious Bathroom comprising wall hung WC and wash hand basin, Jacuzzi bath and large separate shower cubicle with rainfall shower head. An illuminating mirror is positioned over the basin and there is useful inset wall shelving. The walls and floor are tiled and there is recessed lighting.

INTEGRAL GARAGING A spacious fully insulated double sized garage with parking for two cars accessed both from the house and externally by way of an electrically operated door. The central heating boiler is wall mounted. Power and lighting and ample storage space.

EXTERNAL To the front of the property there is a surfaced driveway for several cars. The garden is illuminated at night by Security lighting. Steps to either side of the property lead to the rear, landscaped area. This is bounded by part fencing and walls with expansive decked area, raised beds and paving for ease of maintenance. The property is partially clad in Ballou wood which is very much in keeping with the style of the home. Water supply and lighting to the garden including services for possible future garden structures such as a serviced summer house. A balcony off the Family area to the front of the property is decked and has a glass bannister. This is a wonderful area to enjoy a glass of wine on a summers evening.

EXTRAS A factoring payment of £18 per month is made to PMC for the maintenance of the common areas of the development. All curtains, blinds and light fittings are to remain in the property. All appliances in the Kitchen and Utility Room will remain as will the usual fixtures and fittings in the Bathrooms.

COUNCIL TAX BAND G

EPC BANDING B

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

<https://www.aspc.co.uk/search/property/358857/20-Greystone-Road/Inverurie/>

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