

1 Tillybin Steadings, Kintore, Inverurie, AB51 0YB

Price Over
£340,000

Under offer

 4  2  2   183 m² EPC D Council Tax Band G



Contact Solicitor

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Features  Garage  Garden

Description

TYPE OF PROPERTY Situated within a rural location in the small Hamlet of Leylodge, close to the village of Kintore, we offer for sale this spacious Four Bedroom Former Steading with Double Garage. The property is finished to a high standard with coved ceilings, oak effect doors, skirtings and solid oak flooring and is well placed for commuting to Aberdeen City, Bridge of Don, Dyce and Aberdeen Airport. The property benefits from Double Glazing, Oil Central Heating and Air Source Heat Pump and the accommodation comprises Lounge, Kitchen, Open Plan Dining Area and Family Room, Utility Room and Cloakroom. Master Bedroom with En Suite, Three further Bedrooms and Family Bathroom complete the accommodation.

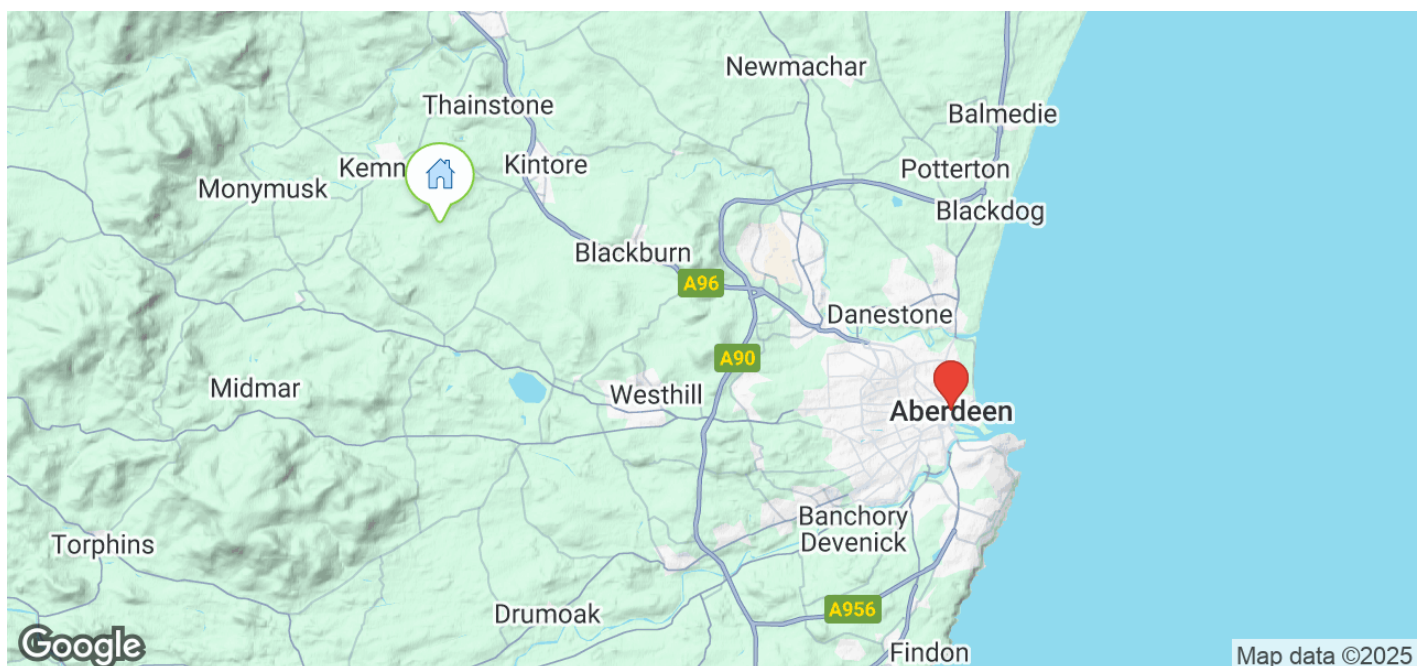
Outside, a lock block driveway provides parking for several vehicles and leads to the double garage with remote access door. Garden to front, side and rear of the property Please note the hot tub is included, although no guarantees can be given regarding the same. Please also not all

services/appliances have not and will not be tested. Panoramic country views. Viewing highly recommended.

LOCATION Leylodge is a small Hamlet close to the village of Kintore which is a popular commuter village located approximately 13 miles from Aberdeen and 4 miles from Inverurie. It is well served by a range of local amenities including local shops, post office, hotel, primary school and medical centre. Outdoor activities include an 18 hole golf course, bowling green and fishing at the nearby River Don. It is within easy commuting distance of the industrial estates at Westhill, Dyce and Bridge of Don as well as Aberdeen Airport. There is also a regular bus service linking Kintore to Aberdeen.

Directions

From Kintore take the B977 Dunecht Road. Follow this road for approximately 2 1/2 miles until you reach a sign on the right hand side for Lauchintilly. Continue along this road and turn right at the first fork, sign on Cairn for Tillybin Steadings. Continue along and take a right at the second fork and 1 Tillybin Steadings is the first Steading on the left hand side at the top of the hill.



Accommodation comprises

Vestibule Entrance vestibule with decorative glass door and panels leading to the hallway. Two cupboards providing storage. Matted flooring.

Hallway Hallway leading to both living area and bedrooms, featuring two cupboards and French doors leading to family area and door leading to kitchen. Solid oak flooring and central heating radiator.

Cloakroom 6' 3" x 5' 7" (1.92m x 1.73m) Fitted with white suite comprising w.c. and wash hand basin. Central heating radiator and laminate tile effect flooring.

Lounge 20' 7" x 18' 7" (6.29m x 5.68m) A good sized room with two windows and patio doors leading outside providing plenty of natural light. French doors lead into the open plan dining area and family room. Television and Sky points, two central heating radiators and solid oak flooring.

Kitchen 14' 9" x 10' 7" (4.53m x 3.25m) Fitted with a range of modern base and eye level units, incorporating a stainless steel sink, splashback tiling and wood effect worktops. Central Island incorporates a ceramic hob, ceiling extractor hood and seating area with storage below. The units

further incorporate a dishwasher and American style fridge freezer. Solid oak flooring. Door leading to utility room and hallway.

Dining Area and Family Room 20' 7 " x 12' 4" (6.29m x 3.77m) The dining area and family room is on open plan with arch leading to the kitchen. Two windows providing natural light and French doors leading to the hallway. Ample space for dining table and chairs, also free standing furniture. Solid oak flooring and central heating radiator.

Utility Room 9' 1" x 5' 6" (2.76m x 1.70m) Fitted with a range of base and eye level units, incorporating a stainless steel sink and wood effect worktops. Shelved storage cupboard and door leading out to the rear garden.

Master Bedroom 13' 8" x 13' 7" (4.20m x 4.16m) A good sized bedroom benefiting from built in wardrobes fronted by sliding mirrored doors incorporating hanging rail and shelf space. Ample space to accommodate free standing furniture. Television and telephone points, central heating radiator and fitted carpet.

En Suite 10' 4" x 5' 1" (3.16m x 1.55m) Fitted with a white suite comprising w.c., wash hand basin set in vanity unit and shower cubicle. Central heating radiator and tile effect laminate flooring.

Bedroom 2 11' 8" x 11' 8" (3.59m x 3.59m) Double bedroom benefiting from built in wardrobes and space to accommodate free standing furniture. Central heating radiator and solid oak flooring.

Bedroom 3 12' 1" x 11' 6" (3.68m x 3.53m) Further double bedroom also benefiting from built in wardrobes and space to accommodate free standing furniture. Central heating radiator and fitted carpet.

Bedroom 4 11' 6" x 11' 2" (3.53m x 3.40m) With built in wardrobe, central heating radiator and fitted carpet, this room could be utilised as a study if required.

Bathroom 8' 8" x 5' 10" (2.68m x 1.55m) Fitted with white suite comprising w.c., wash hand basin set in vanity unit, bath and separate shower cubicle. Central heating radiator and tile effect laminate flooring.

OUTSIDE A driveway provides parking for several vehicles and leads to the double garage with remote access door, power, light and floored mezzanine area. Garden ground to front, side and rear mainly laid out in grass incorporating trees and shrubs.

SERVICES Mains electricity, water, drainage to septic tank, Oil Central Heating with an Air Source Pump. Please also not all services/appliances have not and will not be tested.

ITEMS INCLUDED The usual heritable fixtures and fittings are included. All floor coverings, light fittings, curtains and blinds will remain.

Council Tax Band Band G

EPC Band Band D

View this property here

<https://www.aspc.co.uk/search/property/347595/1-Tillybin-Steadings/Inverurie/>

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