

Holly Trees, Mill Road,
Tarland, Aboyne, AB34 4YF

Price Over
£250,000

Under offer

 **3**  **2**  **1**   **130 m²** EPC **E** Council Tax Band **E**



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Features  Garage  Garden

Description

We are delighted to offer for sale this extremely spacious **three bedroom detached dwelling house** which is tucked away affording a high degree of privacy whilst being conveniently close to all amenities within the village of Tarland. Offering excellent family accommodation, Holly Trees is serviced by oil fired central heating and benefits from double glazing throughout. The property boasts many features including a delightful lounge with bay window frontage, attractive fireplace and patio doors leading to the garden. The well- proportioned dining room is accessed from the lounge with double doors leading to the impressive dining kitchen. The utility room and rear hall are situated off the kitchen with access to the cloakroom and a secret staircase leads to the spacious “hidden gem” attic areas. The accommodation is completed by three good sized double bedrooms and a family bathroom. To the front of the property is a tarred driveway which continues to the single garage. The property benefits from a large garden making it the perfect area for pets and children alike. EPC Band: E.

Included in the sale are all carpets and floorings, light fittings and white goods. Viewing of this property is highly recommended to truly appreciate the location and accommodation on offer.

ACCOMMODATION Entrance Vestibule, lounge with patio doors, dining room, dining kitchen, utility room, hall, cloakroom, master bedroom, 2 double bedrooms, family bathroom. Stairs to floored attic area, two additional areas and four good sized storage cupboards.

OUTSIDE: Parking for several cars, tarred drive, garden, patio, store room housing the oil tank, wood store and single garage.

Vestibule: Enter Holly Trees through a wooden door with glazed panels providing access to the lounge and the rest of the accommodation.

Lounge: 7.1m x 5.74m (approx.) A large spacious room boasting natural sunlight from the bay window overlooking the front of the property and with patio doors leading out to the side. The lounge benefits from an open fire on a marble hearth and set in an attractive fyfestone Fireplace with integrated shelving and further storage areas at either side. The room also features neutral décor and fitted carpet, ample electric sockets, television and telephone points. A door leads to the hall to access the bedrooms and family bathroom. Another door leads to the dining room.

Dining Room: 4.82m x 3.16m (approx.) Ideal for entertaining guests, the dining room provides ample space for a large dining suite and overlooks the side of the property. Currently used as an office but could have a variety of uses. This room has attractive bold décor with a red fitted carpet. Double glazed doors lead to the dining kitchen.

Dining Kitchen: 4.32m x 3.32m (approx.) This impressive dining kitchen is fitted with an ample selection of wall and base modern fitted units with contrasting work tops. Attractive tiled splash-back, stainless steel sink with drainer and mixer tap. Fitted with a double integrated oven, hob and matching hood and dishwasher. Freestanding fridge freezer. Ample space for a family dining table and chairs. Natural sunlight streams through the large double window overlooking the garden. Neutral décor and contrasting vinyl flooring. The perfect room for everyday family dining.

Utility Room: 2.43m x 2.29m (approx.) Leading from the dining kitchen with contrasting base units, worktop and stainless steel sink with mixer tap. Wall shelves for added storage, washing machine and tumble dryer. Contrasting vinyl flooring and window to the rear.

Rear Hall: Providing access to the cloakroom, attic rooms as later described and the rear garden.

Cloakroom: A 2 piece modern white suite with wash hand basin set within a vanity unit providing ample storage within the cupboard below and toilet.

Inner Hall: Returning to the lounge, the bedrooms and bathroom are accessed from the inner hall. The hall also features a handy built in storage cupboard including a shelf, hanging rail and the hot water tank. Hatch access to the loft.

Master Bedroom: 3.89m x 3.12m (approx.) This impressive well proportioned room overlooks the rear of the property and enjoys natural sunlight from the large double window. Extensive storage is provided from the fitted overhead cupboards. Fitting neutral carpet and central ceiling light fitting complete the room.

Bedroom 2: 2.86m x 4m (approx.) This spacious bright double bedroom overlooks the front of the property and benefits from a double fitted wardrobe, neutral fitted carpet and décor.

Bedroom 3: 3.63m x 3m (approx.) Overlooking the front of the property this additional double room benefits from a fitted carpet, double fitted wardrobe with shelf and hanging rail.

Family Bathroom: 3.12m x 2m (approx.) A spacious room with three piece fitted white suite incorporating a luxurious corner bath with coordinating Aqua panelling splash-back and a separate enclosed shower unit housing a Mira shower. The wash hand basin is set within an attractive vanity unit with storage cupboards above and below. Shaver point and wall heater. Contrasting vinyl flooring and glazed window to the rear of the property.

Attic: Returning to the rear hall, a doorway provides access to a narrow secret staircase leading to the attic area. Four built in cupboards on the landing provide additional storage.

Leading from the landing is a floored attic area and two areas/rooms which could be utilised as two further bedrooms subject to obtaining the appropriate Local Authority consents.

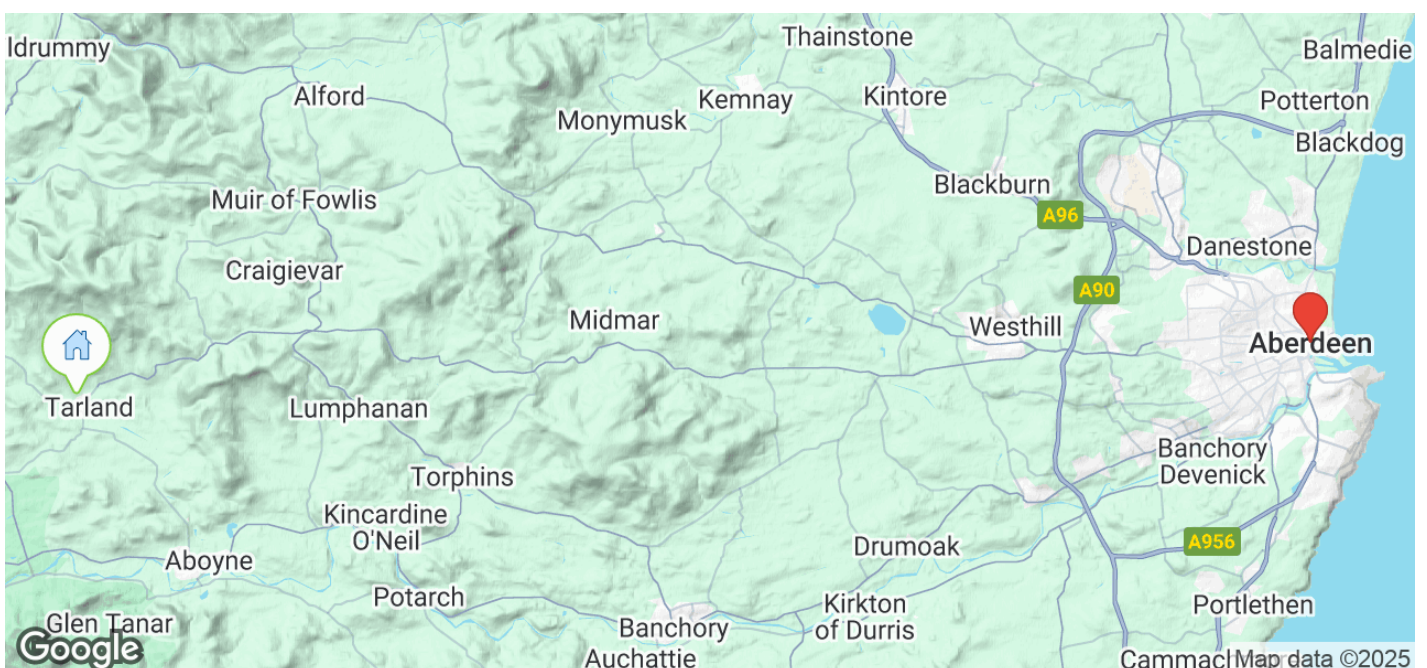
Floored Attic area: An exceptionally large floored attic space provides excellent storage.

Attic storage area 1: 4.26m x 2.61m (approx.) Overlooking the front of the property, this is a spacious area with a window, electrical sockets and fitted carpet.

Attic storage area 2: 4.37m x 3.15m (approx.) This is another spacious area with a built in cupboard, window to the rear of the property and electrical sockets. The area is completed with a fitted carpet.

Outside: A tarred driveway provides ample off street parking and leads to the single garage with up and over door and benefits from power and lighting. The garage roof has recently been re-roofed. The garden boasts raised flower beds well stocked with mature heathers, bushes and trees. An attractive patio area is perfect for relaxing and unwinding in or "Al fresco" dining. The rear and side garden areas are mainly laid to lawn and afford a high degree of privacy.

Directions: From Aberdeen take the A944 road west towards Westhill and on approaching the traffic lights just before Westhill take the first exit to join the B919 to Tarland. Travel for approximately 24 miles until you reach Tarland. On entering the village turn right into the square and travel out of the square past the commercial Inn onto Melgum Road. Turn left onto Mill Road and then first left along a private lane. Holly Trees is located at the end of the private lane as indicated by our For Sale sign.



View this property here

<https://www.aspc.co.uk/search/property/349070/Holly-Trees--Mill-Road/Aboyne/>

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