

Cruachan,
Fintray, Aberdeen, AB21 0YD

Price Around
£270,000

Under offer

 **3**  **2**  **2**   **130 m²** EPC **F** Council Tax Band **F**



Contact Seller

Milne
01224 791255 or 07936 377060



Features  Garage  Garden

Description

Enjoying superb south facing, uninterrupted views over the surrounding countryside this beautifully presented **THREE/FOUR BEDROOM DETACHED FAMILY HOME** provides superb family accommodation within easy commuting distance of Dyce, Aberdeen and Inverurie. Attractively decorated throughout the property benefits from oil fired central heating and is fully double glazed.

The accommodation comprises of a spacious and welcoming entrance vestibule and hallway which in turn gives access to all further accommodation. The bright and airy lounge has a bay window to the front of the property which benefits from the superb open views. A further feature of this room is the most attractive tiled fireplace which houses an open fire. Situated to the rear of the property the generously proportioned dining kitchen has been finished with karndeian flooring, provides ample space for a dining table and chairs and is fully fitted with a range of quality base and wall display units. The family/dining room also benefits from superb open views to the front of the property and could

quite easily be utilised as a fourth bedroom. Completing the accommodation on the ground floor are two good sized double bedrooms and the centrally situated family bathroom. On the upper floor, the master bedroom enjoys stunning south facing views over the surrounding countryside and benefits from a walk in wardrobe and an en suite shower room.

Outside the extensive gardens which surround the property have been attractively landscaped with areas of lawn, mature well stocked flower borders, vegetable and fruit borders and paved patio areas. A gravelled driveway provides ample off street parking and leads to a single garage. All carpets, curtains and light fittings are to be included.

VESTIBULE : Entered by a solid wood door with glazed upper panel the entrance vestibule has been finished with wood panelling and has a further partially glazed door leading to the hall.

HALL : A spacious and welcoming entrance hallway, tastefully decorated and carpeted in neutral tones and fitted with a large shelved storage cupboard. Telephone point.

LOUNGE : 15'5" x 13'3" (4.74m x 4.08m) approx. A beautifully presented lounge, tastefully decorated and carpeted in neutral tones and enjoying stunning south facing open views over the surrounding countryside. Feature tiled fireplace housing an open fire with a shelved display alcove with cupboard below.

FAMILY/DINING ROOM : 13'1" x 11'11" (4.02m x 3.66m) approx. Also a spacious and bright room enjoying a superb open outlook to the front of the property. This good sized room has been decorated and carpeted in neutral tones and could quite easily be used for a number of purposes including a fourth bedroom. Feature tiled fireplace housing on open fire.

DINING KITCHEN : 20'2" x 9'1" (6.20m x 2.79m) approx. A superbly spacious dining kitchen providing ample space for a large dining table and chairs. Tastefully decorated and finished with Karndean flooring the kitchen has been fitted with a range of quality base and wall display units which provide ample storage space with roll front worksurfaces and tiled splashbacks and incorporate a 1 ½ stainless steel sink and drainer together with an integrated oven, hob and extractor hood and integrated automatic washing machine. The fridge is to remain. Large Rayburn stove to be included. Shelved pantry style cupboard. Partially glazed door leading to garden. The Dresser may be available by separate negotiation.

BEDROOM 2 : 12' x 10' (3.69m x 3.08m) approx. This good sized double bedroom has been decorated and carpeted in neutral tones and enjoys a pleasant outlook to the side of the property.

BEDROOM 3 : 11'11" x 9'7" (3.66m x 2.95m) approx. This again is a good sized double bedroom situated to the side of the property.

BATHROOM : Freshly presented the centrally situated family bathroom has been fitted with a modern three piece white suite with tiled splashbacks, a glazed screen and a "Mira" shower fitted above the bath. Heated towel rail. Opaque window.

UPPER HALL : A carpeted staircase with carved wooden banister and wood panelling to dado level leads to the upper hallway. Large velux window providing natural light to the stair. Two large shelved storage cupboards.

MASTER BEDROOM : 14'6" x 13'2" (4.46m x 4.05m) approx. A generously proportioned master bedroom located on the first floor and benefiting from superb, uninterrupted south facing views over the surrounding countryside. Tastefully decorated and carpeted in neutral tones this bedroom further benefits from a large walk in wardrobe and an en suite shower room. **EN SUITE SHOWER ROOM :** Freshly presented the en suite shower room has been fitted with a modern two piece white suite with

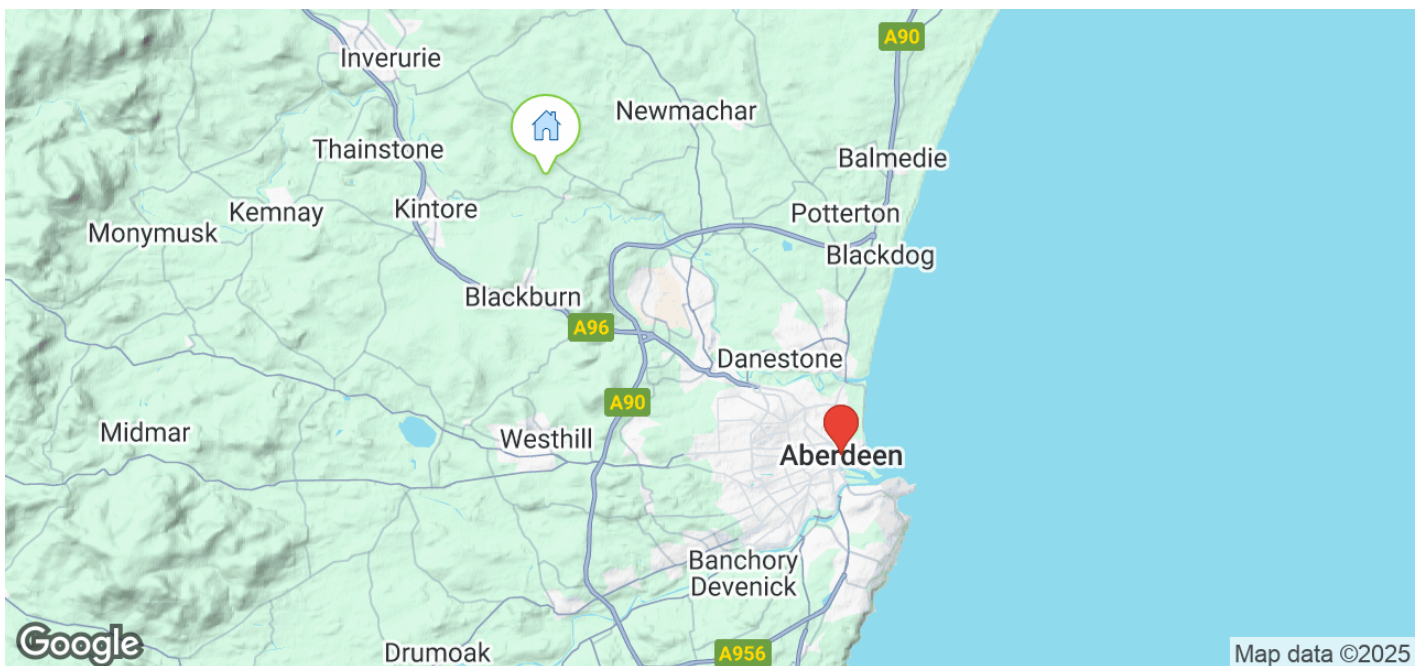
a separate shower cubicle, finished with aqua panelling and fitted with a "Mira" shower. Heated towel rail. Access hatch to eaves storage space. Velux window.

OUTSIDE : A gravelled driveway to the side of the property provides ample off street parking and leads to the SINGLE DETACHED GARAGE which is fitted with power and light. The large gardens which surround the property have been attractively landscaped with large areas of lawn to the front of the property which have been bounded by mature, well stocked flower and shrub borders together with a paved patio area. The gardens to the side and rear of the property have been finished with large vegetable and fruit gardens together with a large greenhouse and wooden garden shed.

LOCATION : Fintray is a small country village located approximately four miles from Dyce, approximately 20 minutes drive from Bridge of Don and within easy commuting distance of Inverurie, Westhill and Aberdeen, together with the industrial estates and the Airport to the west of the city. The village boasts an excellent local primary school, a pub and has a range of recreational facilities nearby, including fishing on the River Don and golfing at nearby Newmachar.

DIRECTIONS : From Aberdeen travel on the A96 Aberdeen-Inverness road to Blackburn which is approximately 5 miles distant. On reaching Blackburn turn right at the first roundabout following the road into the village, approximately ½ way along this road turn right at the Leys Hotel onto the road signposted "Hatton of Fintray". Follow this road for approximately 3 miles, and on entering the village turn left onto the road signposted for Kintore. Follow this road for approximately ½ a mile and the property is located on the right hand side of the road.

EPC BAND : F



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