

Mountview,

Oyne, Insch, AB52 6QU

Price Over

£275,000

Under offer

 **3**
 **2**
 **2**

 **132 m²**
 EPC **D** Council Tax Band **E**



Contact Solicitor

Raeburn Christie Clark & Wallace
6 North Street
Inverurie
AB51 4QR

01467-629300

inverurie@raeburns.co.uk

<http://www.raeburns.co.uk>



Features



Garage



Garden

Description

Enjoying a secluded and stunning location, we are delighted to offer for sale this attractively presented and upgraded **two public/three bedroomed linked detached converted steading** with garage and mature colourful gardens in the foothills of Bennachie. The accommodation, with uPVC double glazing by Everest (2013) and oil fired central heating, enjoys an extremely sunny aspect with the lovely entrance/sun lounge looking out to stunning views and the lounge/dining also with lovely views and access to the garden via French doors. The fully fitted dining kitchen, with solid wood work surfaces and central island, is filled with morning sun through the deep silled window with butler style sink below. There is also a utility room providing space for a washing machine, tumble dryer and additional fridge/freezer. The fully tiled bathroom is also on the ground floor and a door which leads to the garage. The first floor with long landing and storage cupboards leads to two double bedrooms, each with stunning views and built-in wardrobe accommodation, bedroom three/study and the bathroom.

The driveway, with colourful borders, leads to the garage. A path leads to the extensive gardens at the rear which are filled with perennial shrubs and planting. There are magnificent views to Bennachie from the paved patio which is ideal for entertaining.

Viewing recommended.

Inverurie, a short drive away, is an expanding and prosperous town with excellent road and rail links to the north and south including Aberdeen, Dyce, Huntly and Elgin. There are several primary schools and Inverurie Academy provides secondary education. There is an excellent health centre, cottage hospital, several large supermarkets, a swimming pool and community centre nearby as well as golf, tennis, bowling and hillwalking.

Entrance/Sun Lounge 11'4" x 9'3" [3.46m x 2.83m] approx. This lovely entrance/sun lounge with striking views through the deep silled windows on three sides, easily accommodates a table and chairs. Access is given to the lounge/dining, the dining kitchen and the hallway with bathroom and a door to the garage. Smoke alarm.

Lounge/Dining 17'1" x 17'1" [5.20m x 5.20m] approx. This beautiful south facing space, with French doors and side glazed panels to the paved patio, which has Bennachie at the end of the garden, also has a window to the west overlooking the open fields. Space for a table and chairs. TV and telephone connections.

Dining Kitchen 12'10" x 11'10" [3.90m x 3.61m] approx. Filled with morning sunshine through the deep silled window, with the solid wood work surface and porcelain butler's sink with antique tap below, this farmhouse style cream and wood effect fully fitted kitchen includes an abundance of solid wood work surfaces with attractive splashback tiling which is illuminated from above. There are cabinets at high level with plate racks and glazed display units and at low level to include the dual fuel Calor gas cooking range with attractive tiling set in an inglenook area. The integral dishwasher and fridge/freezer, along with the central island will be included. Wall lighting. Attractive floor tiling. TV point.

Utility Room 10'8" x 4'6" [3.26m x 1.42m] approx. length A door from the dining kitchen gives access into this practical space which can accommodate a tumble dryer, washing machine and fridge/freezer. There is solid wood work surfaces with cabinets at high and low level.

Hallway 14'5" x 6'1" [4.40m x 1.87m] approx. Accessed via the entrance/sun lounge and displaying all the lovely oak doors, the long hallway includes a deep silled window looking out to open views over the fields and is fitted with an understair storage cupboard. There is a recess for coats with coat hooks. Access to the upgraded bathroom and a door leads to the garage. Stairs to first floor.

Bathroom 6'8" x 5'6" [2.04m x 1.68m] approx. This elegant, upgraded fully tiled bathroom with window, includes lovely floor tiling and a white suite with the w.c. which has storage above. The wash hand basin includes a glass shelf with illuminated mirror with shaver point above. The shower style bath with chrome ladder heated towel rail and fan above also includes a mains shower over.

First Floor 26'1" x 5'0" [7.96m x 1.60m] approx. The carpeted staircase leads to the long, light and bright first floor landing which gives access to the three bedrooms and bathroom. There are two large velux windows filling the landing with natural light. Walk-in airing cupboard containing the hot water tank and shelving. Shelved linen cupboard. Smoke alarm.

Bedroom 1 11'6" x 11'4" [3.51mx 3.50m] approx. This spacious and attractively presented double bedroom, with beech effect laminate flooring, includes wall to wall wardrobe storage and stunning views to Bennachie over the garden through the picture window. TV point (Free sat connection). Telephone point.

Bedroom 2 11'8" x 10'7" [3.56m x 3.24m] approx. This tranquil and tasteful double bedroom also enjoys wall to wall wardrobe accommodation and includes a gable end window overlooking the colourful driveway. An additional velux window fills the room with westerly light. Attractive laminate flooring.

Bedroom 3 11'0" x 8'1" [3.37m x 2.47m] approx. This bright bedroom, with a westerly facing velux, is a versatile room with sufficient space for a double bed. Attractive beech effect flooring.

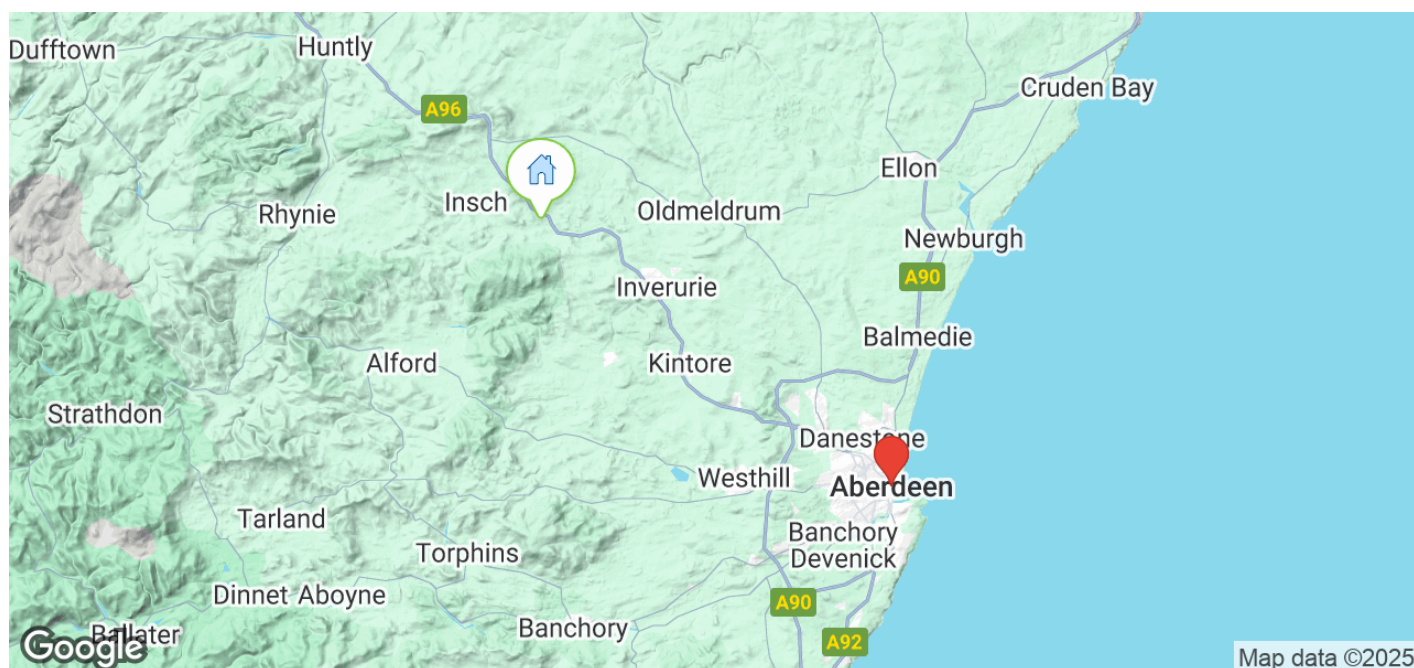
Bathroom 7'6" x 7'3" [2.28m x 2.23m] approx. Also enjoying a westerly aspect, this retro light coloured bathroom includes the w.c. and wash hand basin which are set within vanity units below the high velux. With tiling on three walls, there is a vanity light and the bath includes tiling to ceiling height.

Garage 12'10" x 11'5" [3.93m x 3.48m] approx. The long driveway with colourful perennial shrubbery on each side is laid to gravel and leads to the garage which is equipped with a sectional up and over door. The gas central heating boiler, fuse box and meters are located here. Equipped with power and light, the shelving and the built-in work bench with storage shall remain. External water tap.

Gardens The picturesque, mature colourful gardens begin on each side of the gravelled driveway. A pathway leads round to the entrance/sun lounge and the paved patio outside the lounge/dining which is south facing with absolutely stunning views to Bennachie. The extensive garden, lined with privet hedging and low fencing is laid mainly to lawn with colourful perennial borders and evergreen mature shrubs.

Directions From Inverurie, follow the A96 north to the Oyne fork taking the left fork for Inch. Continue along this road until reaching Kirkton of Oyne and the large lay-by where you turn left. The driveway is accessed from the beginning of the lay-by area.

Notes Oil fired central heating. uPVC double glazing (Everest 2013). EPC=D. All carpets, most curtains (not the lounge), blinds and light fittings will be included. The 900mm dual fuel Calor gas cooking range, the integral dishwasher and fridge/freezer are also included.



View this property here

<https://www.aspc.co.uk/search/property/359807/Mountview/Inch/>

The foregoing particulars are being distributed on behalf of the Selling Solicitors by Aberdeen Solicitors' Property Centre Ltd. of 2-10 Holburn Street, Aberdeen, AB10 6BT. Whilst the particulars have been prepared with care and are believed to be accurate, no liability for any errors or omissions therein or the consequences thereof will be accepted by the Selling Solicitors or Aberdeen Solicitors' Property Centre Ltd. © Aberdeen Solicitors' Property Centre and Selling Solicitors.