

Lauchlansbrae,

New Deer, Turriff, AB53 6UD

Price Over

£235,000

Under offer

 **2**
 **3**
 **1**

 **160 m²**
 **E**
 **Council Tax Band E**



Contact Solicitor

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Features  Garden  Land

Description

We are delighted to offer for sale this charming **detached dwellinghouse** which enjoys a beautiful, picturesque country setting and sits within generous grounds extending to approximately 2 acres. Enjoying a pleasant, sheltered location in a slight hollow close to the villages of Maud and New Deer both of which villages offer the usual local facilities. Further facilities are available at the village of Mintlaw and towns of Turriff, Peterhead and Fraserburgh.

Lauchlansbrae offers generous family accommodation throughout and comprises of a good sized Lounge, dining room, exceptionally spacious Dining Kitchen, Sun Lounge, W.C and handy Utility room. On the upper floor there are two spacious bedrooms, a box room and Family Bathroom.

Externally, the mature gardens which surround the property are mainly laid to lawn with a range of mature trees and shrub borders. A beautiful lake and some woodland are also included in the sale.

The large driveway provides ample parking and there is also an outbuilding.

Viewing is essential to fully appreciate what this lovely property has to offer.

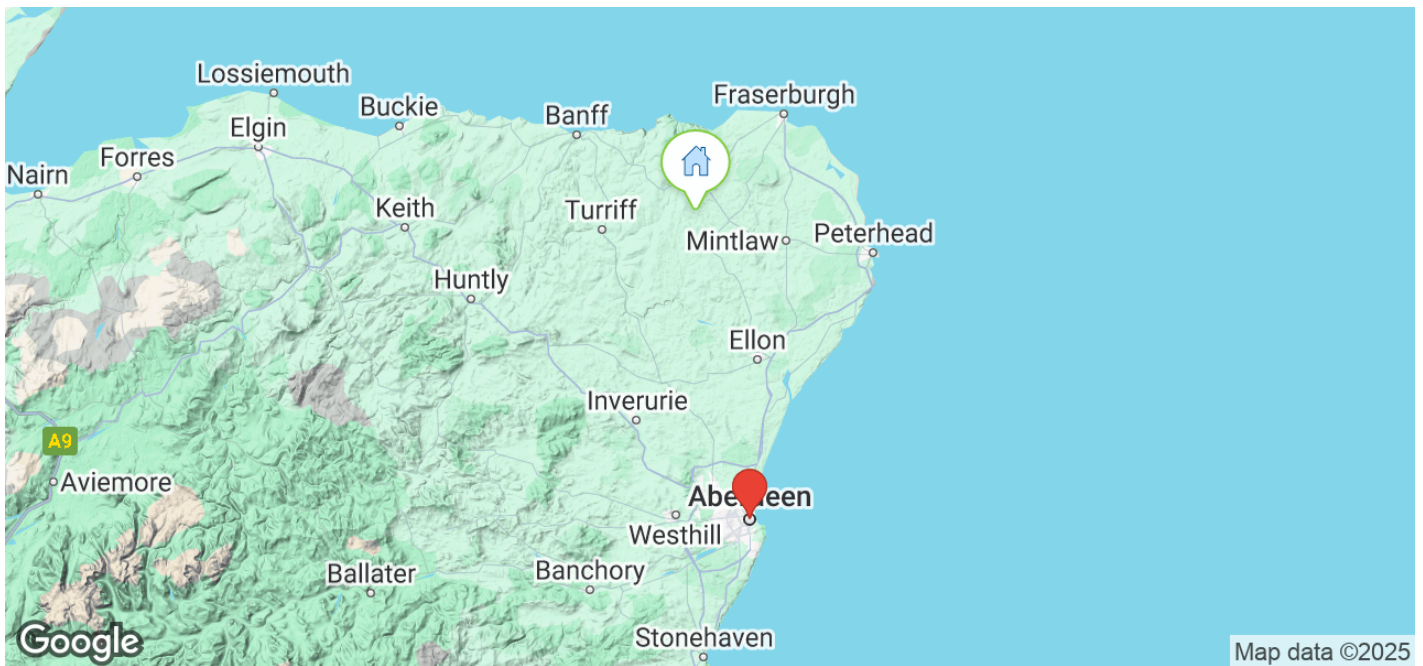
Ground Floor: Vestibule. W.C. Utility room. Dining Kitchen. Sun lounge. Lounge. Dining room.

First Floor: 2 Bedrooms. Bathroom. Boxroom.

Note All curtains, blinds, light fittings and floor coverings are to be included in the sale. Some white goods may be available by separate negotiation.

Directions

From Turriff take the A947 main road towards Banff. After approx. 1 ½ miles turn right signposted Cuminestown. Follow this road into the village and continue along Main Street. Turn left onto High Street and follow the road signposted for New Deer out of the village for approximately 0.5 miles. Turn left signposted 'Corsegight' and continue on this road for 2.5 miles. At the junction go straight on and continue for another 0.5 mile then turn left onto a tarmac lane, sign posted Lauchlansbrae (and others). Proceed along this lane and Lauchlansbrae is first property on the right as indicated by our for sale sign.



Accommodation comprises

Ground Floor

Enter the property via a Dutch style exterior door into the **vestibule**.

W.C Fitted with white w.c and wash hand basin with cupboard below. Radiator and rear obscure window.

Utility room (3.38m x 2.35m approx.) This handy utility is fitted with a good range of base units which provides excellent storage. Plumbed for washing machine and space for tumble drier. Windows on two sides. Central heating boiler and vinyl flooring.

Dining Kitchen (6.63m x 4.18m approx.) This Dining Kitchen is fitted with an extensive range of base and wall units with contrasting worktops, stainless steel sink with mixer tap, Aga cooker. Windows overlooking the front and side of the property. There is ample space for a table and chairs. Vinyl flooring.

Sun lounge (3.93m x 3.70m approx.) This is an extensive sun lounge with windows on three sides and double exterior doors leading out to the garden. Vinyl flooring and radiator.

Lounge (5.79m x 3.63m approx.) This tastefully decorated room enjoys views over the front garden. Attractive feature fire place with multi fuel stove. Exterior door which leads to the front garden. A fully carpeted stair leads to the upper accommodation. Fitted carpet and radiator. Archway leads through to the dining room.

Dining room (3m x 3.84m approx.) This impressive dining room is perfect for entertaining with a window overlooking the rear of the property. This room could be utilised as a bedroom. Door leading out into the hallway.

Upper floor

Bedroom 1 (4.57m x 3.67m approx.) Well-proportioned double bedroom. Window overlooking the front enjoying lovely country views. This room offers ample space for free standing furniture. A door leads to a dressing area where the owner has created wall to wall wardrobes.

Bathroom (3.87m x 3.40m approx.) The bathroom is fitted with a cream suite comprising w.c, wash hand basin, bidet, corner bath and separate double shower cubicle. Radiator, rear and side frosted windows and usual bathroom fittings.

Bedroom 2 (3.89m x 4.55m approx.) A superbly spacious double bedroom allowing ample space for free standing furniture. Windows overlooking the front garden with pleasant views of the garden and lake. Velux window, radiator and fitted carpet.

Box room This handy room would make an ideal office or nursery. Velux window.

Outside The garden surrounds the entire property and has been attractively landscaped with areas of lawn and a variety of plants, shrubs and mature trees. There is a gravel driveway, with turning point, providing parking for several cars. A good sized barn provides useful storage. A fantastic feature to this garden is an exclusive lake and summer house which is the perfect place to relax in the summer months. An area of woodland is also included in the sale price. An extra 11 acres may also be available by separate negotiation.

View this property here

<https://www.aspc.co.uk/search/property/364056/Lauchlansbrae/Turriff/>

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