



Ituna, 84 Main Street, Alford AB33 8AA

Offers Over £290,000

THREE BEDROOM DETACHED DWELLINGHOUSE IN A GENEROUS PLOT WITH TWO GARAGES AND OFF-STREET PARKING

Stronachs

Ituna, 84 Main Street, Alford AB33 8AA

Offers Over £290,000

Viewing: Contact Selling Agents on 01224 626100

We are pleased to offer for sale this THREE BEDROOM DETACHED FAMILY HOME, with an exceptionally large enclosed garden to the rear providing a wonderful outdoor space. The property is in need of some modernisation and upgrading throughout, with great scope for extension (subject to obtaining any necessary permissions). Benefitting from full double glazing, oil fired central heating, two single Garages with additional off street parking, the accommodation comprises: Entrance Hall; Lounge; Sitting/Dining Room; Kitchen; Utility and Family Bathroom. On the upper floor there are three Double Bedrooms with the Master including an En-Suite and walk-in wardrobe.

Alford is a charming and well-regarded village, surrounded by beautiful countryside views. Alford offers an excellent range of local amenities including, shops, a post office, and the new School Complex, with sporting facilities including the 18 hole golf course, swimming pool, Haughton Country Park and the nearby Lecht Ski Centre. There is a strong sense of community, with attractive walks and easy access to Aberdeen and the surrounding Deeside area.

HALLWAY



Accessed via upvc door to the front with fan light above. Ceiling light, smoke alarm, telephone point, radiator and ceiling light fitting. Understairs cupboard with light fitting, hanging and shelf storage.

DINING/SITTING ROOM 12' 9" X 12' 3" (3.89M X 3.73M)



The Dining/Sitting room is a versatile space with the potential to be opened up to the Kitchen creating an open plan layout (subject to obtaining any necessary permissions). The tiled coal fireplace in hearth provides a charming focal point. Window to the front provides natural light with storage under, there is also an additional Cupboard with shelf storage. Radiator, ceiling light fitting and smoke alarm.

LOUNGE 25' 2" X 14' 9" (7.67M X 4.50M)



This spacious Lounge has plenty of windows to the front, rear and side that flood the room with natural light. At the heart of the room the stove fire within brick and wood surround adds to the warmth. Two radiators, tv point, smoke alarm and four wall light fittings.

KITCHEN 12' 3" X 10' 5" (3.73M X 3.17M)



Accessed via a partially glazed door, the Kitchen is fitted with a range of wall and base units with complimentary work surfaces and partially tiled splashback. Integrated electric hob and oven with extractor fan over. Window to the rear. TV point, smoke alarm and ceiling light fitting.

UTILITY 11' 3" X 5' 3" (3.43M X 1.60M)



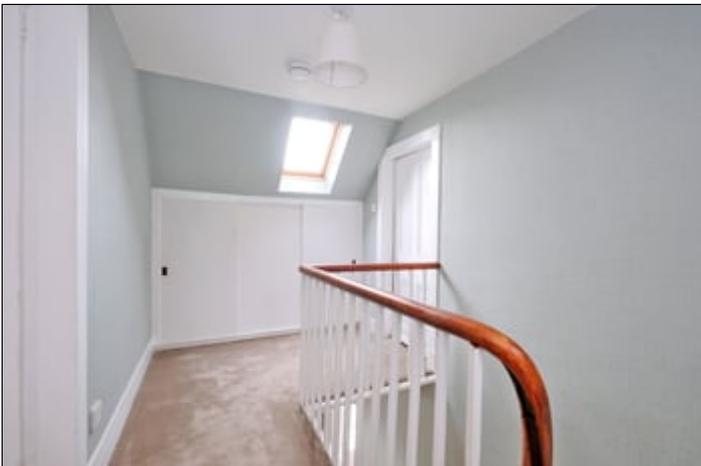
Situated off the Kitchen, fitted with wall and base units. Space for washing machine and tumble dryer. Part glazed door providing access to the rear garden. Window to the rear allows natural light. Ceiling light fitting, carbon and smoke alarms.

FAMILY BATHROOM 9' 9" X 7' 1" (2.97M X 2.16M)



Partially tiled and fitted with a four piece suite comprising wash hand basin in vanity, toilet pedestal, walk in aqua panelled shower and separate bath. Wall and base units provide storage, with wall mounted mirror. Glazed window to the rear. Radiator, shaver point, chrome style ladder towel rail and ceiling light fitting.

UPPER HALLWAY



Carpeted stairs lead to the upper floor accommodation. Generous Boxroom which houses the water tank and fuse box while still offering ample space for potential use as a Study, a velux window provides light. Ceiling light fitting . An additional cupboard provides even more storage. Ceiling light fitting and smoke alarm.

MASTER BEDROOM 15' 3" X 10' 2" (4.65M X 3.09M)



Generous Double Bedroom with window to front allowing natural light, with ample room for a range of free-standing furniture. Ceiling light fitting, central heating radiator and TV point. Door to Dressing Room/Walk-in Wardrobe which has a velux window to the rear, shelving and wall mounted coat hooks. Additional shelved storage cupboard.

EN-SUITE 10' 4" X 7' 6" (3.15M X 2.29M)



Spacious En-Suite shower room, fitted with a three piece suite comprising wash hand basin and toilet in vanity, and separate shower cabinet. Window to rear. Ceiling light fitting, shaver point and chrome ladder style radiator.

BEDROOM 2 12' 4" X 11' 9" (3.76M X 3.58M)



Bright Double Bedroom benefitting from a built-in mirrored wardrobe allowing excellent shelf and hanging storage. Ample space for free-standing furniture. Window to the front with great views. Ceiling light fitting and radiator.

BEDROOM 3 12' 5" X 9' 2" (3.78M X 2.79M)



Located to the rear of the property overlooking the garden. Again ample space for free-standing furniture. Ceiling light fitting, TV point and radiator.

EXTERNAL

There is off street parking with space for numerous cars laid with gravel leading to two single Garages. The detached Garage has storage to the rear. Large enclosed Garden to the rear leaves scope for extending the property if desired (subject to obtaining the necessary permissions), it is laid mainly to lawn with trees and shrubs providing privacy, suitable for children to enjoy the outdoors safely. There is a vegetable plot, greenhouse, and flower beds. A strip of ground and path lies to the side of one garage allowing for planting, with gates to and from the front and rear Garden. Oil tank.

COUNCIL TAX BAND - E

EPC BANDING - E



You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

28 Albyn Place
Aberdeen
AB10 1YL

Tel: 01224 626100
Fax: 01224 845900

Email:
Info.property@stronachs.com
Web: www.stronachs.com

Stronachs