



Bourachie Cottage, Tarves, Ellon, Aberdeenshire AB41 7NT

Offers over £275,000

DETACHED FIVE BEDROOM, TWO PUBLIC ROOM EXTENDED FAMILY HOME WITH OPEN VIEWS, DOUBLE GARAGE, AND OFF STREET PARKING

Stronachs

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Viewing: Contact Selling Agents on 01224 626100

We are pleased to bring to the market this extended DETACHED FIVE BEDROOM, TWO PUBLIC ROOM HOME located on the outskirts of Tarves, near Ellon. This well maintained property has been extended to provide great accommodation on two floors. Benefitting from gas central heating and double glazing, the accommodation comprises: spacious Reception Hall with carpeted staircase to upper floor and access to Double Garage; Inner Hall; generous Lounge with dual aspect windows; Sitting Room/Snug; Dining Kitchen; Shower Room; Master Bedroom with En-Suite and two further Bedrooms on the ground floor. There are two large Double Bedrooms; Study and WC on the upper floor. The Double Garage has an extensive Loft with Ramsay ladder access, and the property enjoys a generous corner plot with fabulous open views across the countryside.

Tarves has seen considerable expansion in recent years but yet retains the character and charm of a country village. It lies approximately 6 miles west of Ellon and is within easy commuting distance of Aberdeen, Bridge of Don and Aberdeen Airport in Dyce. There is a Primary School in the village with secondary education at Ellon or Meldrum Academy. The village is only 2 miles from historic Haddo House with its extensive Country Park, providing ample recreational facilities.

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RECEPTION HALL



Accessed via part glazed door to the side, with glazed side panels and windows to side and front allowing natural light to flood the area. Carpeted stairs lead to the upper floor accommodation, with two steps leading to the door to the Integral Double Garage. There are a number of ceiling light fittings and two central heating radiators. Glazed double doors lead to the Inner Hall.

INNER HALL



Accessed from the Reception Hall or the Lounge, this is a large Hall with space for a study area if preferred. A glass section of wall allows borrows light from the Reception Hall. Inset downlighters and central heating radiator. Cupboard housing washing machine.

LOUNGE 19' 5" X 13' 6" (5.92M X 4.11M)



Spacious Lounge with window to the front and side ensuring the room is flooded with natural light. The original part glazed front door is fitted with leaded glass. Gas coal effect fire with wooden surround. Two ceiling light fittings and two central heating radiators. Television point. Dual access to Inner Hall and also Sitting Room.

SITTING ROOM 13' 7" X 9' 2" (4.14M X 2.79M)



With dual access from the Lounge and to the Dining Kitchen via Georgian style glazed door, this warm and inviting Sitting Room has a window to the front and gas coal effect fire in wooden surround. Laid with laminate flooring. Ceiling light fitting, central heating radiator, telephone and television points. Cupboard housing boiler.

DINING KITCHEN 11' 6" X 9' 9" (3.51M X 2.97M)



Fitted with a range of wall and base units with complementing work surfaces and splashback. Inset sink and drainer below picture window to side which allows superb open views across the country side. The integrated appliances include oven, gas hob, extractor hood, dishwasher and fridge. There is also a second washing machine. With ample space for dining table and chairs, there are also two shelved pantry cupboards. Ceiling striplight and central heating radiator. Georgian style door to Inner Hall.

SHOWER ROOM 9' 9" X 5' 9" (2.97M X 1.75M)



Mostly tiled and fitted with a three piece suite comprising wash hand basin toilet pedestal and large corner shower cabinet. Heated towel rail and central heating radiator. Inset downlighters and extractor fan. Window to side.

BEDROOM 1 14' 3" X 9' 0" (4.34M X 2.74M)



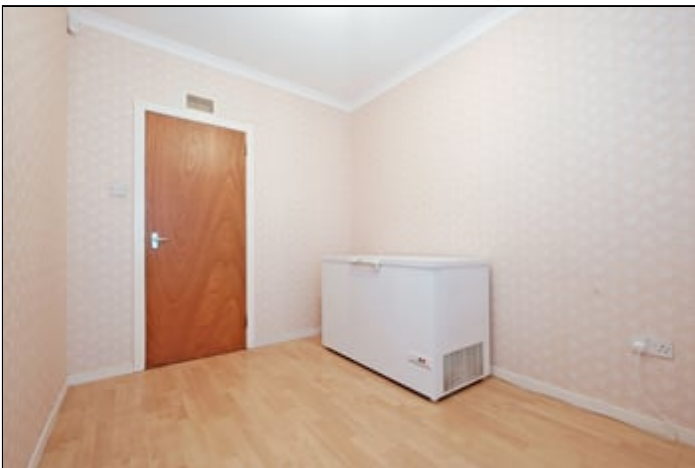
Good-sized Double Bedroom with window to rear. Ceiling light fitting, television point and central heating radiator. Door to En-suite Shower Room.

EN-SUITE SHOWER ROOM 8' 6" X 5' 0" (2.59M X 1.52M)



Fitted with a three piece suite comprising wash hand basin, toilet pedestal and corner shower with chrome ladder style radiator, ceiling light and extractor fan. Ceiling velux.

BEDROOM 2 10' 7" X 8' 0" (3.23M X 2.44M)



Laid with laminate flooring, with window to rear. Ceiling light fitting, central heating radiator and telephone point.

BEDROOM 3



12' 4" x 10' 0" (3.76m x 3.05m) Double Bedroom with window to side allowing superb views, fitted with wall to wardrobes allowing excellent hanging and shelf storage. Ceiling light fitting and central heating radiator.

UPPER FLOOR



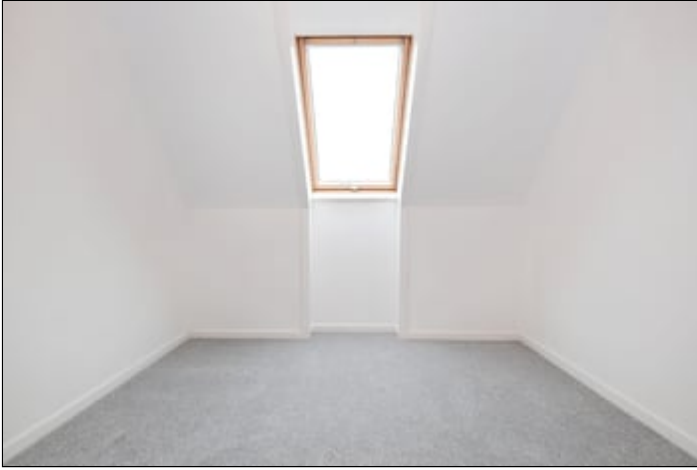
Carpeted stairs lead from the Reception Hall to the upper floor landing. High level windows to side and rear flood the area with natural light. Ceiling light fitting and central heating radiator.

BEDROOM 4 14' 7" X 10' 1" (4.45M X 3.07M)



Double Bedroom, decorated in neutral tones with quality carpeting, and velux window to front. Two ceiling light fittings and central heating radiator.

STUDY/NURSERY 8' 6" X 7' 5" (2.59M X 2.26M)



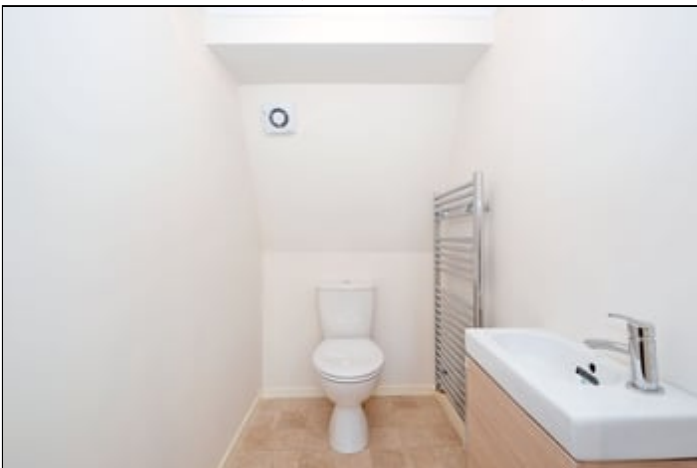
Again decorated in neutral tones with complementing carpet and velux window to front, ideally suited either as a Study/Nursery. Ceiling light fitting and central heating radiator.

BEDROOM 5 14' 3" X 9' 8" (4.34M X 2.95M)



Fifth Double Bedroom, again decorated in neutral tones with quality carpeting, and velux window to front. Ceiling light fitting and central heating radiator.

WC 6' 0" X 3' 8" (1.83M X 1.12M)



Fitted with a two piece suite comprising wash hand basin in vanity and toilet pedestal. Chrome ladder style central heating radiator. Ceiling light fitting and extractor fan.

DOUBLE GARAGE 24' 0" X 19' 6" (7.32M X 5.94M)



Extensive Double Garage with up and over remote door to side, pedestrian access to rear, and integral access from the Reception Hall. The garage is fitted with a number of lights and there are power sockets. A Ramsay ladder leads to part floored Loft. Window to front.

EXTERNAL



The property sits in extensive garden grounds which are laid to lawn for ease of maintenance, with large slabbed patio area to side . The gardens offer superb surrounding views and the gas tank is on site. There is tarred off-street parking for a number of vehicles in front and to the side of the Garage. Outside water tap.

EXTRAS

All carpets, curtains, blinds and light fittings are included in the sale, together with the integrated appliances in the Kitchen, the two washing machines, and the chest freezer currently in Bedroom 2.

COUNCIL TAX BAND - F

EPC BANDING - D



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28 Albyn Place
Aberdeen
AB10 1YL

Tel: 01224 626100
Fax: 01224 845900

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

Stronachs