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**ARDENLEA, RHU-NA-HAVEN ROAD,
ABOYNE. AB34 5JB**



Spacious 5 Bedroom Detached Villa

- .. Lounge, Sun Lounge & dining Kitchen
- .. Dining Room & Study/Office
- .. 5 Bedrooms (1 with en-suite) & Bathroom
- .. DG & Oil CH
- .. Double garage & landscaped garden

Offers over £550,000

Home Report Valuation £550,000

www.stewartwatson.co.uk

ARDENLEA, RHU-NA-HAVEN ROAD, ABOYNE. AB34 5JB

TYPE OF PROPERTY

Here is a rare opportunity to purchase an exceptional family home situated on prestigious and picturesque Rhu-na-Haven Road, where the majority of the homes are individual in style and set back from the road in natural woodland.

This very spacious **FIVE BEDROOM DETACHED VILLA** built in 2003 occupies a prime corner plot of approximately 0.82 acre in a highly desirable area of Aboyne, enjoying a peaceful, private and secluded woodland setting in landscaped grounds surrounded by mature pine trees. It is fully double glazed and served by oil fired central heating and bottled gas for cooking. The Lounge, Dining Room and Sun Lounge together form an excellent "circulating space" for entertaining, and the generous family area on open plan with the kitchen lends itself to being the active centre of the home. A generous study completes the range of reception rooms on the ground floor. Upstairs there are five spacious double bedrooms (one with an en-suite shower room) and the family bathroom.

The house is surrounded on three sides by lawn, and the tarred drive to the front offers parking for several cars. The remainder of the garden comprises well established shrubs and trees offering a great sense of privacy and a natural habitat for birds and red squirrels.

ACCOMMODATION

ENTRANCE VESTIBULE (2.2m x 2.2m / 7'3" x 7'3")

The house is entered by a timber front door with glazed panels to each side, protected by a porch.

HALL

Entered by a glazed door from the vestibule with glazed panels to each side.



LOUNGE (5.8m x 4.8m / 19' x 15'9")

Welcoming sitting room with feature stone fireplace with coal effect gas fire and window to front.



SUN LOUNGE (3.99m x 3.8m / 13'1" x 12'6")

Delightful sun lounge to side in which to enjoy the garden, with doors from lounge and dining room.



DINING ROOM (4.8m x 3m / 15'9" x 9'10")

Glazed double doors from lounge and window to rear.



DINING KITCHEN (8.15m x 3.8m / 26'9" x 12'6")

As well as a good range of attractive fitted units incorporating integrated fridge and dishwasher, the kitchen boasts a walk-in pantry. The room extends the full depth of the house, with the kitchen looking out over the rear garden and the dining area having a window to the front.



UTILITY ROOM (4.2m x 1.7m / 13'9" x 5'7")

Range of fitted units with stainless steel sink and drainer, plumbed for washing machine, vented for tumble dryer, space for upright freezer, built-in store cupboard and door to back garden.

STUDY/OFFICE (3.4m x 2.73m / 11'2" x 9')

Generous study currently used as a second sitting room, window to front.



TOILET

WC and wash hand basin.

UPPER HALL

Staircase from Hall with timber balustrade, small seating area with window to front, storage cupboard, hatch to huge part-floored storage loft.

MASTER BEDROOM (4.8m x 3.99m / 15'9" x 13'1")

To rear with three built-in double wardrobes with mirrored doors.



EN-SUITE SHOWER-ROOM

Window to rear, shower cubicle with power shower, bidet, w.c and wash hand basin.



DOUBLE BEDROOM 2 (4.1m x 3.99m / 13'5" x 13'1")

To front with large built-in wardrobe.



DOUBLE BEDROOM 3 (3.7m x 3.47m / 12'2" x 11'4")

To rear with large built-in wardrobe.



DOUBLE BEDROOM 4 (3.5m x 3.4m / 11'6" x 11'2")

To front with large built-in wardrobe.



DOUBLE BEDROOM 5 (3.5m x 3.4m / 11'6" x 11'2")

To front with built-in wardrobe.



FAMILY BATHROOM

Window to rear, shower cubicle with power shower, bath, w.c. and wash hand basin.



OUTSIDE

DOUBLE GARAGE: Attached double garage with twin canopy doors, door and window to the rear, generous storage in roof space. It is thought that the garage might lend itself to conversion to further living accommodation subject to the appropriate consents.

TOILET with w.c., wash hand basin and housing the central heating boiler.

GARDEN: The house is surrounded on all sides by landscaped gardens, fringed with mature pine trees, with areas laid to lawn and shrubs. There is a generous decked area to the rear. The oil tank and gas bottles are screened from view in their own enclosure. There is parking for several cars on the tarred driveway.



Council Tax Band

G

EPC Band

D

Entry

By arrangement.

Viewing

Contact the owner Mr Murray on 013398 87069 to arrange an appointment.

Email: turriff.property@stewartwatson.co.uk

Offers

All offers should be submitted in writing to our Turriff office.

LOCATION

Aboyne is situated in the heart of scenic Royal Deeside, 30 miles from Aberdeen. The village has excellent amenities :- the Primary and Secondary Schools are a combined campus which also incorporates a Community Centre with swimming pool, games hall, fitness suite, library and theatre. These are within walking distance of the property, as are all the village shops.

Reference TUR/CM/A18



ENTRANCE DRIVEWAY

FREE VALUATION – We are pleased to offer a free and without obligation, valuation of your property.
Contact Property Department at any of our offices.

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