



ASHBURTON
CRUDIE
TURRIFF
AB53 5QH

SUPERB 4/5 BEDROOMED
DETACHED DWELLING HOUSE

LOUNGE,
KITCHEN, DINING ROOM,
UTILITY ROOM, SHOWER ROOM,
4 BEDROOMS (1 WITH EN-SUITE)
OFFICE/STUDY,
FAMILY BATHROOM,
LARGE GARDEN,
LOVELY PRESENTED THROUGHOUT,
EPC BAND C



Offers Over
£250,000



grantsmith
LAW PRACTICE

DESCRIPTION

We are delighted to offer for sale this extremely spacious 4 / 5 bed roomed dwelling house situated in a rural location of Crudie, around 7 miles from Turriff. The property was completed to a high standard around 5 years ago by the current owners and is presented in a lovely condition throughout. The property boasts generous room sizes, ample storage space, sockets and TV points. It also benefits from double glazing and oil central heating.

The accommodation comprises, on the ground floor, Entrance vestibule leading to the hallway which has two cupboards providing good storage. Hallway leading to the lounge, dining kitchen and utility room. Shower room, bedroom 4 and single bedroom/office. On the upper floor there is a Master Bedroom with En-Suite, 2 further bedrooms and family bathroom. Outside there is a large driveway providing ample parking. The garden is fully enclosed and is laid to lawn and offers a child/pet safe environment.

Ashburton is situated within the popular Hamlet of Crudie, approximately 7 miles from Turriff and 10 miles from Banff and Macduff. There is Primary Schooling available at Crudie Primary School and Secondary Schooling is available at Turriff Academy. There are excellent shopping facilities in nearby Turriff which is a thriving town with both excellent primary and secondary schools. Other facilities within Turriff include a swimming pool, library, community centre, sports centre and a golf course.

Early viewing is recommended to appreciate all this beautiful family home has to offer.



Vestibule

Accessed via exterior door with side glass panels, this spacious Vestibule incorporates wall mounted coat hooks, storage bench and radiator. Glazed interior door leading into the hallway.

Hallway

The hallway leads to all ground floor accommodation. Large cupboard housing the water tank and additional under stair cupboard which provides a great deal of storage. A carpeted staircase leads to the upper accommodation.

Lounge

This well-proportioned room with bay window allows an abundance of light into this lovely presented room. A wood burning stove is a charming focal point to this room. Fitted carpet and radiator. Double doors allow access to the kitchen/dining room.

Kitchen/Dining room

This Kitchen is fitted with an extensive range of base and wall units with contrasting worktop, stainless steel sink with mixer tap, Eye level double oven and ceramic hob with overhead extractor. Integrated dishwasher. The dining area offers room to accommodate a large dining table and chairs.

Utility Room

This handy utility room situated off the kitchen is fitted with base and wall units providing ample storage, stainless steel sink and space for washing machine and tumble drier. Rear window and exterior door leading to the rear garden.

Shower room

Fitted with a white suite comprising w.c, wash hand basin set into vanity unit and shower cubicle. Towel rail and usual bathroom fittings.

Bedroom 5

Located on the ground floor this versatile room could be used as a bedroom or office/study. Fitted carpet and radiator.

Bedroom 4

A bright and airy double bedroom with fitted carpet and radiator.

Upper floor

An attractive staircase leads to the upper hallway providing access to the Master bedroom which has en-suite shower room. Two further double bedrooms and family bathroom. Two large cupboards provide excellent

storage facilities and radiator.

Master Bedroom

This is a most attractive and generously proportioned room and has substantial space for free standing furniture. Triple built in wardrobes provides ample hanging and shelved space. Radiator and fitted carpet. The En-suite shower room has a corner shower cubicle, w.c and a wash hand basin which is set into a vanity unit. Velux window, towel rail and usual bathroom fittings.

Family Bathroom

Presented to an extremely high standard this stunning bathroom comprises bath with aqua paneling splash back. W.C, and wash hand basin set in vanity unit. Ladder towel rail and vinyl flooring. Velux window and usual bathroom fittings.

Bedroom 2

A good sized double bedroom with two Velux windows overlooking the rear of the property. This room offers ample space for free standing furniture. Radiator and fitted carpet.

Bedroom 3

Another spacious double bedroom with two Velux windows overlooking the front of the property. Build in double wardrobe provides excellent storage. This room offers ample room for free standing furniture. Radiator and fitted carpet.

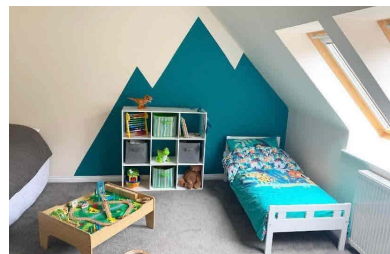
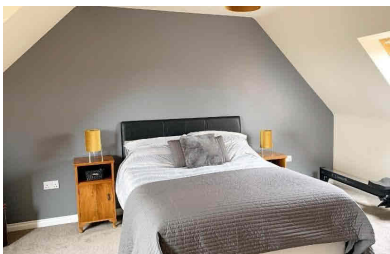
Garden

Ashburton occupies a generous sized site with well-maintained gardens, a large driveway provides parking for several cars. The rear and side garden is mainly presented in lawn. This sizeable, fully enclosed garden provides a child/pet friendly environment. Rotary clothes dryer.

Note

All carpets, curtains, blinds and light fittings are to be included in the sale. White goods may be available by separate negotiation.

Although these particulars are believed to be correct they are not warranted and are not to form any contract of sale.





VIEWING

Viewing strictly by appointment only please contact Grant Smith Law Practice on 01888 562245 or the owner on 07929178351



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