



EXECUTIVE 5 BEDROOM DETACHED FAMILY HOME

2 EARNSHEUGH PLACE
FINDON, AB12 3TL

FRONT PORCH
HALL
LOUNGE
DINING ROOM
SUN LOUNGE
DINING KITCHEN
FAMILY ROOM/BEDROOM 5
CLOAKROOM
UPPER HALL
MASTER BEDROOM WITH EN SUITE
SHOWER ROOM
3 FURTHER BEDROOMS
BATHROOM
DOUBLE INTEGRAL GARAGE
LARGE GARDENS TO FRONT AND
REAR
OIL C.H. AND D.G.



**GAVIN BAIN
& COMPANY**
Solicitors & Estate Agents



Offers Over

£435,000

We are delighted to offer for sale this executive 5 bedroom detached family home located on the cliff tops of Findon Village, and offering uninterrupted views across the sea and down the coast. Rarely does a property in such a stunning setting come to the market. Forming part of a small development and providing spacious family accommodation the property has been tastefully decorated and finished to the highest of standards throughout with light oak wood flooring on the ground floor, polished chrome door furniture and light switches, a stunning Laings of Inverurie fitted kitchen, a security alarm system and nest temperature controls and doorbell. The property further benefits from oil fired central heating and is double glazed. Entered via a bright and airy sun porch which in turn leads to the spacious and welcoming entrance hallway off of which all further accommodation can be reached. Located to the front of the property the beautifully appointed lounge, enjoys views to the front of the property, and is set on open plan with the generously proportioned dining room. Glazed French Doors lead from the dining room to the large sun lounge which benefits from fitted window blinds and tiled flooring and has further French Doors leading to the private rear garden. Situated adjacent to the dining room the simply stunning Dining Kitchen is the heart of the home. Providing a focal point for modern family living, the kitchen has been fitted with a range of contemporary base and wall units complete with a central island, integrated appliances including low level LED lighting with French Doors leading to the private rear garden. A spacious family room/bedroom 5 and cloakroom complete the accommodation on the ground floor. A carpeted staircase with oak handrail leads to the upper hallway, a velux window provides ample light to the staircase whilst the upper hallway is fitted with a large walk-in airing cupboard and access hatch with telescopic ladder leading to the partially floor loft. The master bedroom suite is of excellent proportions with the added benefit of dual aspect windows, a walk-in wardrobe and a luxury en suite shower room. All four further bedrooms are equally well proportioned and, complete with an abundance of fitted wardrobes whilst the centrally situated family bathroom has been tiled to dado level and features a modern three-piece suite and a separate shower enclosure. Outside a loc bloc driveway provides ample parking to the front of the property and leads to the double integral garage which is fitted with a remote controlled door, power and light and a utility area to the rear. The gardens to the front of the property have been mainly laid to lawn with flower and shrub borders and are ideal for taking advantage of the spectacular coastal views. The fully enclosed rear garden is set on split levels with a large paved patio area and steps leads to a further area of lawn with a wooden deck area. All carpets, floor coverings, curtains and blinds are to be included although some light fittings are to be removed. A truly stunning property which must be viewed to be fully appreciated.

LOCALITY

Earnsheugh Place is situated in the quiet coastal village of Findon, with its stunning views and country walks. The village is located only a few minutes` drive from both Cove and Portlethen which cater for everyday amenities, with a variety of shops, medical and dental facilities. Primary and secondary schooling are located in Portlethen, which also boasts a Swimming Pool, Tennis Court and Golf Course. The A90 is easily accessible for traveling north into Aberdeen or south towards Stonehaven. Public transport facilities are also available with a main line train station at Portlethen and buses to and from the city of Aberdeen which is located only 7 miles away.

SUN PORCH	2.12M X 2.11M (6`11" X 6`11") APPROX.
HALL	
CLOAKROOM	2.09M X 1.51M (6`10" X 4`11") APPROX.
LOUNGE	4.68M X 4.08M (15`4" X 13`5") APPROX.
DINING ROOM	5.21M X 4.00M (17`1" X 13`1") APPROX.
SUN LOUNGE	4.86M X 4.03M (15`11" X 13`3") APPROX.
DINING KITCHEN	5.63M X 4.00M (18`6" X 13`1") APPROX.
FAMILY ROOM/BEDROOM 5	4.48M X 3.01M (14`8" X `11") APPROX.
UPPER HALL	
MASTER BEDROOM	5.53M X 4.63M (18`2" X 15`2") APPROX.
	AT LONGEST AND WIDEST.
EN SUITE SHOWER ROOM	3.56M X 2.02M (11`8" X 6`8") APPROX.
BEDROOM 2	4.64M X 3.38M (15`3" X 11`1") APPROX.
BEDROOM 3	3.82M X 3.82M (12`6" X 12`6") APPROX.
BEDROOM 4	4.49M X 3.81M (14`9" X 12`6") APPROX.
BATHROOM	3.56M X 2.18M (11`8" X 7`2") APPROX.





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432 Union Street
Aberdeen
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f: 01224 623050
e: info@gavin-bain.co.uk
www.gavin-bain.co.uk

OUTSIDE

A loc bloc driveway to the front of the property provides ample off street parking and leads to the Double Integral Garage which is fitted with a sectional remote controlled door, power, water and light and houses the central heating boiler. Located to the rear of the garage is a range of fitted base and wall units with a single stainless steel sink and drainer together with space and plumbing for an automatic washing machine and tumble dryer. Partially glazed door leading to garden.

The garden to the front of the property has been mainly laid to lawn with flower and shrub borders providing seasonal colour with steps leads to a lower area of garden which has yet to be fully cultivated.

The fully enclosed garden to the rear of the property enjoys a high degree of privacy and a safe play area for children and has been landscaped on split levels with a large paved patio area on the lower level and an area of lawn with flower and shrub borders and a wooden deck area on the upper level. Rotary dryer. Outside water tap. Garden shed.

DIRECTIONS

From the direction of Aberdeen travel south on the A90 dual carriageway following the signpost to the left for Findon. Upon entering the village continue down the hill, turning right into Earnsheugh Place as indicated by our For Sale board. The property is the second house along in the cul de sac.

VIEWING

By appointment, telephone 07803 295 343 (Morrison)

DISCLAIMER

Whilst the foregoing particulars are believed to be correct, they are not guaranteed and do not form part of any contract. Prospective purchasers are required to satisfy themselves as to the correctness of the particulars.



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