

DETACHED DWELLINGHOUSE

5 REDHALL AVENUE
FORDOUN
LAURENCEKIRK
ABERDEENSHIRE, AB30 1NW

ENTRANCE VESTIBULE & HALL
LOUNGE
DINING KITCHEN
UTILITY ROOM
UPPER HALL
MASTER BEDROOM
EN-SUITE SHOWER ROOM
THREE FURTHER DOUBLE BEDROOMS
BATHROOM
OIL CH/DG
GARDENS & DRIVEWAY



GAVIN BAIN
& COMPANY
Solicitors & Estate Agents

Offers Over
£268,000



We are delighted to offer for sale this four bedroom, detached dwelling house located within the peaceful village of Fordoun, yet within easy commuting distance of Aberdeen. Pleasant, uninterrupted, countryside views are enjoyed to the rear of the home, which offers a generous level of accommodation spanning two floors, boasting a high standard of interior finish including solid oak wood flooring and new interior doors to the ground floor. The home also enjoys the comforts of an oil fired central heating system, timber double glazed windows and excellent storage facilities to all bedrooms. The décor throughout is of neutral tones, and the rooms comprise: entrance vestibule and welcoming hall with solid oak wood flooring; bright, dual aspect lounge with French doors to the rear providing direct access to the patio area within the garden; a superb dining kitchen which has been fully renovated in recent years with the kitchen area offering an contemporary living space for families; handy utility room with exterior door to garden; and a cloakroom with two piece suite completes the ground floor accommodation. A turned staircase leads up to the first floor comprising: master bedroom with smart en-suite shower room; three further double bedrooms, all of generous size; and a large family bathroom fitted with modern white sanitary ware. Outside there are mature gardens fully surrounding the home offering a safe haven for children and pets, as well as an ideal space for outdoor relaxation. Off-street parking is available on the driveway to the front, and included in the sale are all floor coverings, light fittings and window blinds, while some curtains may remain along with appliances within the kitchen and utility room. Interior viewing is essential to fully appreciate this desirable home which will appeal to those with a family.

LOCALITY

Fordoun is a small, quiet village located some 7 miles south of Stonehaven, and within easy commuting distance, by dual carriageway, of Aberdeen to the north and Forfar/Brechin and Dundee to the south. Located close by is the well-established and thriving village of Laurencekirk, popular with facilities and well served by an excellent range of local amenities including primary and secondary schools, a variety of shops, hotel, and leisure and community facilities and frequent rail links also in place.



ENTRANCE VESTIBULE

Entered via a hardwood exterior door with side panel into the Vestibule featuring neutral décor and oak wood flooring. A glass paned interior door leads into the Hall. Dome light fitting.

HALL

A most inviting Hall providing access to most of the rooms with the ground floor and a turned staircase leads up to the first floor level. Built-in under-stair storage cupboard. The oak wood flooring is continued within this space, complimented by fresh neutral décor.

CLOAKROOM

Fitted with a white suite comprising: wash hand basin, chrome mixer tap and tiled splashbacks, set within vanity unit; and w.c. Front facing glazed window with blinds. Extractor fan. Spotlighting light fitting. Oak wood flooring.

LOUNGE

22'8" x 12'8" approx

Enjoying dual aspects, the bright Lounge is of generous proportions decorated in neutral tones and carpeting. The large front facing window and French doors to the rear are both dressed in co-ordinating floor length curtains on stainless steel rails. Ceiling coving. Several spotlights to ceiling.

DINING KITCHEN

26'4" x 12'8" (at widest) approx

Undoubtedly the hub of the home, this superb room has been upgraded to the highest of standards in recent years and provides the perfect space for families. A bright and airy space with dual aspect windows within the dining area, dressed with co-ordinating vertical blinds and curtains on stainless steel rails, and further rear facing window within the Kitchen area. Ceramic tiled flooring. Neutral décor. Several spotlights within ceiling.

The Kitchen features high gloss aubergine base cabinets and white wall cabinets with downlighters, all with chrome handles, ceramic work surfaces and splashbacks. Fully equipped with: large oven with several compartments, electric hob and stainless steel chimney style extractor hood above; and 1 ½ stainless steel sink with drainer and mixer tap, below rear facing window with roller blinds. Space for free-standing fridge/freezer. Brushed chrome sockets.

UTILITY ROOM

9'3" x 6'8" approx

Accessed from the Kitchen, the Utility Room is fitted with a range of wooden base and wall cabinets, co-ordinating wooden work surfaces and white tiled splashback behind the stainless steel sink with drainer. Space for under-unit appliances. Worcester central heating boiler. An uPVC exterior door with glazed panels gives direct access out to the garden. Tiled flooring.

UPPER HALL

A carpeted, turned staircase leads up to the first floor accommodation with access to all rooms through white wood panelled interior doors. On the half landing there is a rear facing window flooding the space with natural light. Built-in shelved linen cupboard. Hatch to partially floored loft space. Smoke detector. Spotlighting.

MASTER BEDROOM

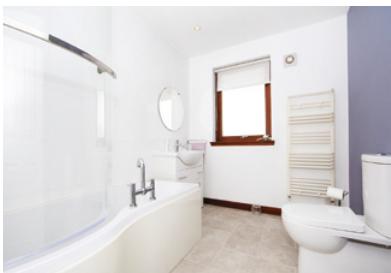
13'5" x 9'8" approx

A spacious and bright Master Bedroom with front facing window fitted with a roller blind. Benefiting from double built-in wardrobes providing excellent hanging and shelving space, there is also ample space within the room for a range of free-standing storage furniture. Neutral décor with painted feature wall. Cream carpeting. Spotlighting.

EN-SUITE

9'4" x 5'5" approx

Very smart En-suite Shower Room comprising: shower cubicle with glass screens; wash hand basin with chrome mixer tap, large wall mounted mirror above, set within vanity unit; and w.c. with concealed cistern. Full wall white ceramic tiling to two walls. Upright heated towel rail. Tiled flooring. Extractor fan. Spotlighting. Rear facing glazed window with roller blind.



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BEDROOM 2

Situated to the rear of the home enjoying superb, open countryside views and benefits from double built-in wardrobes with double doors providing generous hanging and shelving space. Fresh neutral décor and wooden flooring, the window is fitted with a roller blind and there are several spotlights within the ceiling.

13'8" x 8'8" approx

BEDROOM 3

With wooden flooring and a painted feature wall, this front facing Double Bedroom is of good size, again with excellent built-in wardrobe space. Window fitted with a roller blind. Pendant light fitting.

11'7" x 9'4" approx

BEDROOM 4

The fourth Double Bedroom is situated to the front of the home and benefits from a built-in wardrobe with double doors. Neutral décor and carpeting. Window fitted with a roller blind. Pendant light fitting.

9'7" x 9'4" approx

BATHROOM

9'4" x 7' approx

Large family Bathroom fitted with a white suite comprising: P-shaped bath with chrome fixtures, Triton Madrid shower over the bath, and glass shower screen; wash hand basin with chrome mixer tap, set within vanity unit, and wall mounted mirror above; and w.c. Upright heated towel rail. Extractor fan. Spotlighting. Rear facing glazed window fitted with a roller blind.

OUTSIDE

Set within mature grounds, there is off-street parking on a tarred drive for two cars to the front of the home. The gardens to the side and rear are fully enclosed with timber fencing and paved path and feature a large lawn area with an array of mature plants and trees. To the rear there is an attractive patio area ideal for alfresco dining within the summer months, and a vegetable patch for growing a variety of vegetables. External power socket and water tap. Greenhouse. Two timber sheds.

DIRECTIONS

From Aberdeen City travel South along the A90 for approximately 24 miles. Turn right across the dual carriageway where signposted Fordoun. Follow the road round to the left over the railway bridge and then turn left onto Station Road. Continue into Redhall Avenue where number 5 is situated at the end of the street, clearly identified by our for sale sign.

VIEWING

Tel. 07726 005003 (Thomson).

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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