



EXECUTIVE DETACHED DWELLINGHOUSE

WESTVIEW, STRACHAN
AB31 6NN

VESTIBULE & RECEPTION HALL
LOUNGE
KITCHEN/DINING/FAMILY ROOM
UTILITY ROOM
SUN LOUNGE
SHOWER ROOM
MASTER BEDROOM
DRESSING ROOM/EN-SUITE
GUEST BEDROOM/EN-SUITE
3 FURTHER DOUBLE BEDROOMS
FAMILY BATHROOM
SINGLE GARAGE/DRIVE/GARDENS
OIL CH/DG/INTRUDER ALARM



**GAVIN BAIN
& COMPANY**

Solicitors and Estate Agents



Offers Over

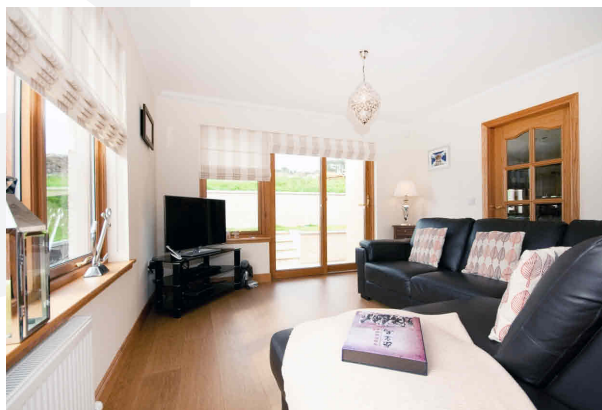
£495,000

DESCRIPTION

We have pleasure in offering for sale this impressive, five bedroomed, detached dwellinghouse which occupies an elevated position within an exclusive development of three executive style homes, located on the edge of the picturesque village of Strachan. Enjoying uninterrupted views of the Deeside countryside, this substantial property spans two floors and boasts an exceptional level of family sized accommodation which has been completed to a high standard of specification. With the comforts of an oil fired central heating system, "Nordan" timber double glazed windows, a serviced intruder alarm, television aerials with SKY connection in all rooms, generous built-in storage facilities throughout, and a large single car garage, further benefits worthy of note are the quality oak flooring, facings, and panelled doors which complement the stylishly presented decor, the superb "Nobilis" German designer kitchen with integrated "Neff" appliances, and the contemporary "Ideal Standard" sanitary ware in the bathrooms and en-suites. The public rooms afford a comfortable living space for the growing family, and the luxurious master suite enjoys the benefit of a large dressing room, en-suite bathroom, and relaxation area with direct access onto a covered balcony which offers privacy and stunning views. The sun lounge on the ground floor and the bright and spacious upper gallery in particular offer an ideal opportunity to enjoy the fabulous open views, and only upon interior inspection can this truly "ready to move into" home be fully appreciated. Outside, there is an illuminated shared tarmac driveway which benefits from an underground heating system allowing ease of access to the property in winter months, and there is ample parking facilities for up to 5 cars outside the garage. The well maintained, tiered garden grounds are well stocked with a variety of colourful shrubs, and offer sheltered spaces for "al fresco" dining and outdoor entertainment. Included in the sale are all carpets and floor coverings whilst the bespoke window dressings and quality light fittings may be available for sale by separate negotiation.

LOCALITY

Strachan is a quiet village located 3 miles from the wide choice of local amenities on offer within the popular Deeside town of Banchory. The village hall is host to a variety of local clubs, and there is a primary school within a short walk of the property. The breathtaking countryside which surrounds the area provides a perfect environment in which to enjoy the vast choice of outdoor activities available which include country walks, hill-walking, mountain biking, and pony trekking. There are also challenging 18-hole golf courses at Banchory and Aboyne. Aberdeen city is within approximately 45 minutes driving distance.



ENTRANCE VESTIBULE

Accessed via solid oak door with stained glass panel and glazed side screens, the bright entrance to the home benefits from a walk-in cloak cupboard. Solid oak floor. Partially glazed door to hall.

RECEPTION HALL

Welcoming hall of spacious proportions featuring neutral decor complemented by solid oak flooring and oak panelled doors. Understair storage cupboard. Staircase to the first floor.

15'7" x 14'1" (at widest points) approx

LOUNGE

Tastefully presented, bright and spacious lounge with large double picture window offering an uninterrupted open outlook to the front of the property. The neutral decor is complemented by a co-ordinating cream coloured carpet. Moulded ceiling cornice. Television aerial point.

18'1" x 14'6" approx

KITCHEN/DINING/FAMILY ROOM

Superbly appointed room, undoubtedly the "hub" of the home, with ample space for both lounge and dining furniture. The kitchen area is well equipped with a comprehensive range of quality "Nobilis" high gloss cabinets in contrasting latte/cappuccino colours finished with polished chrome handles, contrasting wood effect work surfaces, and co-ordinating splashback tiling. Concealed lighting below the units. One and a half bowl stainless steel sink and drainer with mixer tap. The "Neff" integrated appliances include: induction hob with chimney style extractor canopy above, eye level double oven/grill, dishwasher and fridge/freezer. Two rear facing windows, and patio doors within the family room provide a good flow of natural light. Several chrome recessed downlighters controlled by dimmer switch. Television aerial and telephone points. Solid oak flooring.

31'7" x 12'5" approx

UTILITY ROOM

Conveniently located off the kitchen, the utility room is well equipped with co-ordinating base units, worktop accommodation, and stainless steel sink with splashback tiling. Spaces for washing machine and tumble dryer. Extractor fan. Built-in cupboard housing electric fusebox. Side facing window and partially glazed door to garden. Solid oak flooring.

10'6" x 6'1" approx

SUN LOUNGE

With windows on three sides providing a superb open view towards Clachnaben, this bright and spacious room is a perfect space for entertaining, with patio doors providing direct access onto a paved patio.

21'7" x 12' approx

DOUBLE BEDROOM 5

Attractively presented double bedroom with open, front facing view, and affording ample floor space to accommodate a range of free standing furniture. Cream coloured carpet. Easy access to downstairs shower room. This room could easily be utilised as a formal dining room.

15'3" x 11'4" approx

SHOWER ROOM

Stylish shower room fitted with a contemporary white suite comprising: wc; circular counter-top wash hand basin on mahogany wall mounted vanity unit; and recessed, fully tiled shower enclosure fitted with chrome mains powered shower and glass door. Chrome towel holder and co-ordinating accessories. Extractor fan. Karndean flooring.

FIRST FLOOR

A carpeted open staircase with carved oak spindles leads to the first floor rooms. Hatch access to insulated loft space. Built-in cupboard housing water tank. Smoke detector.

UPPER GALLERY

A superb galleried landing with full height window affords a breathtaking view to the front. Cream coloured carpet.

18'10" x 9'5" approx

MASTER BEDROOM

The stunning master bedroom is tastefully presented, and affords ample space for both bedroom furniture and sofas. Double picture window to the front, and French doors to the side providing direct access onto a covered balcony with stainless steel/glass balustrade. Television aerial and telephone points. Cream coloured carpet. A walk-in DRESSING ROOM with velux window provides excellent hanging and shelving facilities.

20'3" x 16'10" (at widest points) approx

EN-SUITE BATHROOM

Luxurious bathroom fitted with white sanitary ware comprising: wc with recessed cistern; circular counter-top wash hand basin with chrome mixer tap on mahogany wall mounted vanity unit; double ended bath with chrome mixer tap; and fully tiled corner shower enclosure fitted with chrome mains powered shower and curved glass door. Ceramic wall tiles to dado height. Wall mirror, chrome towel rail and co-ordinating accessories. Shaver socket. Chrome recessed downlighters. Extractor fan. Velux window to the rear. Karndean flooring.

GUEST BEDROOM

Delightful rear facing room benefiting from a built-in double door wardrobe providing generous hanging and shelving facilities. Television aerial point. Cream coloured carpet.

11'2" x 9'6" approx

EN-SUITE

Bright room fitted with a white wc, wash hand basin on pedestal with chrome mixer tap, and recessed fully tiled shower enclosure fitted with chrome mains powered shower and glass door. Ceramic wall tiling to dado height. Shaver socket. Wall mirror, chrome towel rail and co-ordinating accessories. Velux window to the rear. Karndean floor tiles.

DOUBLE BEDROOM 3

Located to the front of the home with double picture window, benefiting from a built-in cupboard with hanging rail and shelf. Television aerial point. Carpeted floor.

13' x 11'4" approx

DOUBLE BEDROOM 4

With side facing window, the dimensions of this charming double bedroom afford ample space for free standing furniture. Television aerial point. Carpet.

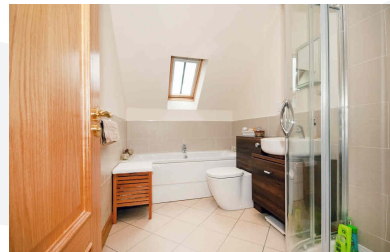
13' x 12'6" approx

FAMILY BATHROOM

Fitted with a 3-piece white suite comprising: wc; circular counter-top wash hand basin with chrome mixer tap on a mahogany vanity unit; and bath, above which is a mains powered shower and glass screen. Shaver socket. Wall mirror, towel ring and co-ordinating accessories. Extractor fan. Chrome ladder style radiator. Karndean flooring.

OUTSIDE

The tiered garden at the front of the property is laid to lawn. An illuminated shared tarmac driveway with underground heating system provides access to the property where there is parking for several cars on a stone chipped area outside the garage. A paved path leads around the outside of the home where there is a secluded patio area ideal for



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SINGLE GARAGE

Housing a "Watchman" for the oil tank, the large single car garage is fitted with up and over front door, power and light.

DIRECTIONS

From Banchory High Street turn down Dee Street and follow the road for approximately 3 miles to Strachan. Drive through the village, passing the primary school, and the shared driveway providing access to the property is the last opening on the right hand side of the road. "Westview" is the first house on the left hand side.

VIEWING

Contact 01330 850715 or 07956 148315 (Cowe) for an appointment, or by arrangement with the Selling Agents.

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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