



4 Coyburn, Crathes,
Banchory, AB31 5JR

FIXED PRICE £500,000

peterkins



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- Fabulous Detached Family Home
- Elegant Living Room
- Dining Room
- Sitting Room/ Bedroom 5
- Open Plan Breakfast Kitchen & Family Room
- Utility Room
- Cloakroom
- Master Bedroom with En-Suite Bathroom
- Guest Bedroom with En-Suite Shower Room
- Two Further Double Bedrooms
- Family Bathroom
- Gas Central Heating & Double Glazing
- Extensive Gardens
- Driveway & Double Garage

Viewing contact Peterkins
(01224) 428100

Ref: 46848/1 / EPC: B

Description:

Early viewing is essential to appreciate the stylish interior of this fabulous **five bedroom detached family home** which enjoys an enviable position, set back from the road, and forms part of an exclusive development within the small suburb of Crathes. Presented in immaculate condition, prospective purchasers will no doubt be impressed by the high level of finishings within the home, the interior has been planned and decorated to an extremely high standard and features oak doors with chrome handles, complimented by stylish décor and modern fixtures and fittings. Spanning over two floors of generously proportioned accommodation the layout comprises of: Reception hallway; cloakroom; elegant lounge; dining room; sitting room/bedroom 5; breakfast kitchen and family room on open plan; utility room. Upper Floor: Master bedroom with a walk-in closet and an en-suite shower room; guest bedroom with en-suite shower room; two further double bedrooms; family bathroom. Outside there are extensive gardens to the front and to the rear of the house. A long lock block driveway provides ample parking and leads to the double garage which has an electric door. Heating is provided by a gas central heating system and all windows are double glazed. In addition, the house is protected by an intruder alarm. The fitted flooring, white goods and blinds will be included in the sale.

Location:

The property is set within an exclusive development of modern properties, located just off the A93 in the picturesque area of Crathes, only a few miles from Banchory, and some 15 miles from Aberdeen, an easy commute to the city as well as the airport. The village is famed for the historic Crathes Castle as well as the Milton of Crathes which has a restaurant, art gallery, shop and the heritage steam trains that run a short distance along the former Royal Deeside railway line. Nearby Banchory provides a wealth of amenities including shops, banks, post office, health and leisure facilities, primary and secondary schools and easy access to the outdoor pursuits for which the area is renowned. Children in the area attend Crathes Primary School and Banchory Academy. Transport to both schools is provided.

Directions:

From Aberdeen take the North Deeside Road/A93 and continue to follow the A93 for approximately 13.8 miles, then turn left at the crossroads in the direction of Stonehaven onto the A957. Coyburn is situated a short distance along on the right and set back from the road. Number 4 is indicated by our "For Sale" sign.

The accommodation comprises of:-

Reception Hallway:

A covered entrance leads up to the front of the house and a composite exterior door gives access to the welcoming reception hallway; carpeted staircase with a hardwood balustrade and handrail leads to the upper floor; built-in storage cupboard; under stair storage cupboard; wall mounted central heating thermostat; chrome switch plates and sockets; smoke detector; two ceiling light fittings; "Amtico" flooring.

Cloakroom:

Fitted with a modern white cloakroom suite comprising of a W.C and wall hung wash hand basin; glass shelf; radiator; extractor fan; spotlight fitting; chrome fittings; "Amtico" flooring.



Lounge: 19'9 x 14'3 (6.02m x 4.35m) approx.

Elegant lounge with a triple formation window fitted with a 'Roman' blind overlooks the lovely rear garden; "Limestone" fireplace complete with a modern electric fire (gas connection in place for gas fire to be installed); two radiators; telephone point; part glazed oak double doors lead to the hallway; brushed chrome switch plates and sockets; chandelier style ceiling light fitting; fitted carpet.

Dining Room: 14'1 x 10'0 (4.28m x 3.05m) approx.

Well appointed dining room featuring a bay window fitted with "Roman" blinds to the front of the house; brushed chrome switch plates and sockets; radiator; pendant light fitting; fitted carpet.

Open Plan Breakfast Kitchen & Family Room: 23'4 x 10'6 (7.10m x 3.19m) approx.

The superb family area has "French" doors which fully open outwards to the rear garden; radiator; chrome switch plates and sockets; smoke detector; spotlight fitting; "Amtico" flooring; door leading to the utility room.

The beautifully presented breakfast kitchen is well equipped and fitted with an extensive range of quality base and wall mounted cabinets linked by "Silestone" work surfaces and upstands; breakfast bar with three pendant light fittings above; 1.5 inset sink and drainer with a mixer tap; five ring gas hob; built-in oven and a combination oven; chimney style cooker hood extractor; stainless steel splashback; under unit lighting; integrated dishwasher, fridge and freezer; triple formation window to the rear of the house fitted with a "Roman" blind; chrome switch plates and sockets; radiator; heat detector; spotlight fitting; 'Amtico' flooring. **Note:** The wall mounted television will be removed.

Utility Room: 6'6 x 5'11 (1.98m x 1.80m) approx.

Functional utility room fitted with a base unit and inset sink with a mixer tap; "Silestone" work surfaces and upstands; wall unit housing the central heating boiler; shelved larder; window to the front of the house fitted with a "Roman" blind; chrome switch plates and sockets; radiator; spotlight fitting; "Amtico" flooring; a part glazed exterior door leads to the side of the property.

Sitting Room/ Bedroom 5: 12'1 x 10'0 (3.68m x 3.04m) approx.

This versatile room also features a bay window to the front of the property fitted with "Roman" blinds; brushed chrome switch plates and sockets; radiator; chandelier style ceiling light fitting; fitted carpet.

Upper Floor:

Extremely spacious galleried landing with a window to the side of the house fitted with a "Roman" blind; cupboard housing the pressurized water tank; loft access; brushed chrome switch plates and sockets; radiator; two smoke detectors; two pendant light fittings; fitted carpet.

Master Suite: 17'10 x 11'10 (5.44m x 3.60m) approx.

Fabulous master suite with a rear garden aspect; walk-in closet providing excellent hanging and storage space; wall mounted central heating thermostat; two radiators; "Velux" window; two ceiling light fittings; fitted carpet; door leading to the en-suite bathroom.

En-Suite Bathroom:

Spacious en-suite bathroom fitted with a stylish five-piece suite comprising: W.C.; "his and hers" wash hand basins set into vanity units; bath; double length tiled shower unit with a mixer shower; circular mirrors above the wash hand basins; shaver point; splash back tiling; radiator; two "Velux" windows; extractor fan; spotlight fitting; "Amtico" flooring.

Guest Bedroom: 10'0 x 9'10 (3.04m x 3.00m) approx.

Appealing guest bedroom with a front aspect; built-in double wardrobe fitted with mirror glass sliding doors; radiator; television point; radiator; three branch ceiling light fitting; fitted carpet.

En-Suite Shower Room:

Good size en-suite shower room fitted with a stylish modern suite comprising: W.C and wash hand basin set into vanity units; large tiled shower unit complete with a mixer shower; splash back tiling; circular wall mirror; radiator; "Velux" window; extractor fan; spotlight fitting; "Amtico" flooring.

Bedroom 3: 14'5 x 9'11 (4.40m x 3.01m) approx. plus entrance.

Lovely double bedroom with a double window to the rear of the house fitted with a "Roman" blind; additional "Velux" window; television point; radiator; pendant light fitting; fitted carpet.

Bedroom 4: 10'0 x 9'11 (3.04m x 3.03m) approx.

The fourth bedroom enjoys a front aspect; window fitted with a "Roman" blind; television point; radiator; pendant light fitting; fitted carpet.

Family Bathroom:

Most attractive family bathroom fitted with a stylish four-piece suite comprising: W.C and wash hand basin set into vanity units; bath; large, tiled shower unit complete with a mixer shower; splash back tiling; wall mirror; frosted window to the side of the house fitted with a "Roman" blind; radiator; extractor fan; spotlight fitting; "Amtico" flooring.

Loft:

The access to the loft is on the upper floor.







Outside:

There are well maintained gardens to the front and to the rear of the house. The front garden is laid to lawn with a shrub area. The enclosed rear garden provides a safe play area for children and pets and comprises an extensive lawn area with a raised decked area which is ideal for outdoor entertaining. Well stocked borders boast a wide variety of established plants and shrubs. There is also outside lighting and a water supply.

Parking:

A generous lock block driveway provides good off-street parking. Double gates lead to a further parking area and to the detached double garage.

Garage:

The spacious double garage is fully plastered and has an automatic up and over door. Power and light are installed and there is a door leading out to the garden. Extra storage is available within the garage loft.



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Aberdeen | Huntly | Inverurie | Keith | Alford

Aberdeen

Tel 01224 428100

Fax 01224 623191

Email propcen@peterkins.com