



2 CORBETT GROVE,  
TARVES, AB41 7AN

OFFERS OVER £317,500

peterkins



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Tarves  
AB41 7AN

Offers Over £317,500

- 4 bedroomed detached dwellinghouse
- Driveway providing ample off street parking for several cars
- Single garage
- LPG Calor Gas CH, Solar Panels & Double Glazing
- Beautifully presented
- Spacious living and bedroom accommodation
- Enclosed rear garden
- Within walking distance of the local school, shops and amenities
- Good commuter base Inverurie, Bridge of Don, Dyce, Ellon and Aberdeen

Viewing by appointment only  
please contact Peterkins on  
(01467) 672800

EPC: B  
Council Tax Band: F

**Description:** We are delighted to offer for sale this stylish and spacious 4 bedroom detached family home built by Scotia Homes in 2023 and situated in the Willowburn development within the lovely village of Tarves. The accommodation offers light and airy rooms finished to a high specification, the ground floor comprises of an entrance vestibule and hallway, Study/bedroom 4, Lounge/ Dining Area/ Kitchen on open plan, Utility room and WC. On the first floor, there is the Master Bedroom with ensuite and walk in wardrobe, 2 further Double bedrooms and a Family Bathroom. Outside, there is a driveway providing off street parking for several cars that leads to the Single Garage. The rear garden is fully enclosed and well maintained with two wooden decks providing a lovely space for outdoor entertaining. Benefitting from LPG Calor Gas central heating, Solar Panels and Full double glazing. Early viewing is highly recommended to appreciate all this property and location has to offer.

**Location:** The small village of Tarves lies only 6 miles west of Ellon offers mainly local amenities including local shops and a hotel. There is an excellent primary School within the Village with secondary education catered for at nearby Meldrum Academy. Tarves lies within easy commuting distance of Aberdeen and the industrial estates of Bridge of Don, Dyce and also Aberdeen International Airport.

**Directions:** From Inverurie head to Oldmeldrum. At Oldmeldrum continue along the by-pass going straight on at the roundabout. At the next roundabout beside "Meldrum House" take the second exit onto the Methlick Road. Continue along this road for several miles until reaching the sign for Tarves and turn right. At the junction turn right towards the Village and then follow left along Duthie Road where you will see the development, turn into Drumfinnie Rise. The property is on the right hand side on the corner of Corbett Grove clearly identified by a Peterkins For Sale.

**Entrance:** A UPVC door at the front of the property opens in the vestibule leading onto the main hallway. Full length window with roller blind. Built in cupboard housing the consumer unit and meters. Ceiling light fitment and heavy duty matting.

**Hallway:** The welcoming hallway is open with the Lounge and gives access to the Study/Bedroom 4 and the staircase leading to the upper floor accommodation. Full length window with roller blind to the front. Ceiling light; smoke alarm and wood effect flooring.



**Study/Bedroom 4: 10'4" x 9'5" (3.14m x 2.87m)**

This room is currently used as a home office however could easily accommodate a double bed along with a range of freestanding furniture. Full length window to the side with roller blind. Ceiling light and wood effect flooring.

**Open plan Lounge / Diner / Kitchen:**

**Lounge / Diner: 17'5" x 15'10" (5.30m x 4.82m)**

A bright and spacious room perfect for family gatherings and entertaining. Featuring several full length windows along with sliding patio doors that open out to the rear garden all flooding the room with natural light. Ample space for a range of lounge furniture as well as a dining table and chairs. Understairs cupboard providing great storage. Windows with roller blinds. Ceiling light fittings; smoke alarm and wood effect flooring continues.

**Kitchen / Diner: 10'4" x 10'3" (3.14m x 3.12m)**

The kitchen is fitted with a modern range of gloss base and wall units, coordinating worktops and matching upstands. Stainless steel one and half bowl sink with drainer and mixer tap. The range of SMEG integrated appliances include a single eye level oven, dishwasher, fridge freezer and an induction hob with splashback and chimney style extractor hood above. Ceiling light fitting; heat alarm and wood effect flooring.

**Utility room: 10' x 6'4" (3.04m x 1.93m)**

Fitted with the same modern range of base units, coordinating worktops and matching upstand. Stainless steel single bowl sink with drainer and mixer tap. Space plumbed for washing machine. Fitted shelving. The central heating boiler is located in a unit with the control panel located nearby. Door into a deep pantry style cupboard. Another door into the WC. Glazed door opens to the rear garden. Ceiling light; carbon monoxide alarm; wood effect flooring.

**WC:** Fitted with a wall mounted wash hand basin and a toilet. Opaque window; ceiling light; coat hooks and wood effect flooring.

**Stairs to the upper floor:** The carpeted staircase leads to the spacious upper floor landing giving access to 3 double bedrooms and the family bathroom. Small window; ceiling light and smoke alarm.

**Master Bedroom: 12'5" x 11'6" (3.78m x 3.50m)**

A generous master bedroom benefitting from the luxury of an ensuite shower room and a walk in wardrobe. Large window with roller blind fills the room with natural light. Ample space for a king or queen sized bed along with a range of freestanding furniture. Walk in wardrobe has a light and is fitted with a range of hanging rails and coat hooks. Ceiling light; smoke alarm; thermostat and carpet. Door into ensuite.

**Ensuite:** Fitted with a 3 piece suite comprising of a wall mounted wash hand basin, toilet and an aqua paneled shower enclosure with mains fed shower head. Large fitted mirror and shaver point. Velux; light fitting and downlight; extractor fan and wood effect flooring.

**Bedroom: 9'8" x 9'4" (2.94m x 2.84m)**

Ample space for a double bed along with a range of freestanding furniture. Built in wardrobe with hanging rail and shelving. Sloping and vertical window combination. Ceiling light; television point and carpet. Access hatch to loft space.

**Bedroom: 11'2" x 9'8" (3.40m x 2.94m)**

Another spacious bedroom again with space for a king/queen or double bed along with a range of freestanding furniture. Built in wardrobe with mirrored sliding doors, hanging rails and shelving. Full length window; ceiling light; television point and carpet.







**Family Bathroom:** Bright and neutral, the family bathroom is fitted with a white 3 piece suite comprising of a concealed cistern toilet, wall mounted wash hand basin and a bath with shower screen and a mains fed shower head above. Splashback tiling with a large fitted mirror and wood effect flooring. Ceiling light; Velux and shaver points.

**Outside:** The property includes a good sized, private driveway laid with stone chips and lock block with space for several cars that leads to the Single Garage. The Single Garage (20'4" x 10'1") benefits from an up and over door, power and light. A door to the side gives access from the garden.

The rear garden is mostly laid to lawn and is fully enclosed with fencing making it ideal for a family with children and/or pets. There are two areas of square wooden decks offering a lovely outdoor space for family relaxation, entertaining and BBQ's. Outdoor security lighting and taps.



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