

SPRINGBANK,
BARRELDYKES WAY, OLD RAYNE

OFFERS OVER £349,000

peterkins



Springbank
Barreldykes Way
Old Rayne
Insch
AB52 6SA

Offers Over £349,000

- 4 bedroomed detached dwellinghouse
- Lovely family home
- Generous corner plot with open views to both the rear and towards Bennachie
- Double garage and large driveway
- Spacious living and bedroom accommodation throughout
- Oil central heating and full double glazing
- Enclosed rear garden
- Great commuter base

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

EPC: D
Council Tax Band: G

Description: We are pleased to offer for sale this spacious four bedroomed detached dwellinghouse situated in the lovely rural village of Old Rayne. The property itself is well presented throughout and in a ready to move into condition. Accommodation comprises of a spacious and welcoming entrance hallway, cloakroom/W.C, lounge, open plan kitchen diner/family room, utility room and a bedroom/office. The upper floor comprises of the family bathroom, two generous bedrooms with ensuite shower rooms and another double bedroom. To the front there is a large driveway providing off street parking for several cars which lead to the double integral garage. At the rear, the garden is private with an open view, well maintained and fully enclosed making it ideal for a family with children and/or pets. The property benefits from oil central heating, full double glazing and a great amount of storage space throughout. Early viewing is highly recommended to see all this lovely family home has to offer.

Location: Old Rayne is a growing rural village with a hairdresser and a village hall, the venue hosts many activities including; playgroup, scouts, bowling and badminton. There is a large children's play park just at the rear of the property and nearby riding school with livery yard. The local primary school is within close walking distance and secondary education is provided at Meldrum Academy. Insch is approximately 5 miles away providing a variety of small shops, health centre, leisure centre and golf course, along with a rail link to Aberdeen and Inverness. Located just off the A96, Old Rayne is perfectly situated for commuting to Aberdeen and also for reaching amenities in Inverurie and Huntly.

Directions: From Inverurie travel on the A96 Aberdeen to Inverness road. Continue for approx. 8 miles and at Pitmachie turn right into Old Rayne. Follow the road into the village passing the hotel and Primary School. Barreldykes is the second opening on the left just after the bridge and number 2 is the first property on the right.

Entrance Hallway: Entered at the front of the property through a partly opaque glazed door with side panel into the impressive hallway which gives access to the Lounge, Kitchen, W.C, ground floor Bedroom and the staircase leading to the upper floor accommodation. Understairs cupboard houses the consumer unit and electric meter. Downlights; wall light fitment; smoke alarms; telephone points; central heating thermostat; wood effect flooring with mat well.

W.C/Cloakroom: Comprising of a toilet and wash hand basin with mirror above and splashback tiling around the room to dado height. Ceiling light; extractor; wood effect flooring.

Bedroom/Office: 14'3'' x 10'2'' (4.34m x 3.09m) A versatile and spacious ground floor room that can easily accommodate a double bed along with a range of freestanding furniture. Windows to the front and side with blinds and curtains. Ceiling light and carpet.













Lounge: 21’8’’ x 12’11’’ (6.60m x 3.93m) An exceptionally bright and spacious lounge with double doors that open through the dining area creating a lovely open space for family gatherings and entertaining. A centre coal effect fireplace with a tiled hearth and a surrounding mantel. Several windows fill the room with natural light, the large window at the front overlooks the garden and has a pelmet and curtains. Smaller windows either side of the fireplace are fitted with roman blinds. Ceiling light; smoke alarm; television point and carpet.

Dining/family area: 22’9’’ at widest point x 13’4’’ (6.32m x 4.06m) Double doors from the lounge open into the dining/family area that is on open plan with the kitchen. A great size set along the rear of the property with ample space for a large dining table and chairs along with a sofa or lounge furniture if desired. French doors with glazed side panels open to and overlook the rear garden. Window to the side with roman blind. Ceiling light fitments; television point and wood effect flooring.

Kitchen: 15’7’’ x 12’4’’ (4.74m x 3.75m) The kitchen is fitted with a range of base and wall units, coordinating worktops and splashback tiling. There is a range of integrated appliances including an undercounter fridge, dishwasher, oven and electric hob with chimney style extractor hood above. Stainless steel one a half bowl sink with drainer and mixer tap. Windows to the rear with roller blinds. Ceiling lights; smoke alarm and tile effect flooring. Door through to the utility room.

Utility room: 10’ x 5’11’’ (3.04m x 1.80m) Housing the central heating boiler and fitted with base units, coordinating worktops and splashback tiling. Undercounter appliance spaces with washing machine and fridge. Stainless steel sink with drainer and mixer tap. Partly opaque glazed door to the rear and another door into the integral double garage. Ceiling light; boiler control panel and tile effect flooring.

Staircase to upper floor: The carpeted staircase leads from the main hallway to the upper floor landing giving access to three bedrooms and a family bathroom. Benefitting from great storage with a deep storage cupboard with double doors, hanging rail and shelf along with a separate airing cupboard that houses the hot water tank and has several fitted shelves. Downlights and smoke alarms.

Master Bedroom: 20’4’’ x 14’2’’ (6.19m x 4.31m) The master bedroom benefits from both great storage and an en-suite shower room. The bedroom is a generous size and can easily accommodate a double, king or queen sized bed along with a range of free standing furniture. The windows look towards Bennachie and have roman blinds and curtains. Two sets of double doors open into an adjoining wardrobe with hanging rails and shelving. Ceiling light fitments; television point and carpet.

Ensuite: Comprising of a toilet, wash hand basin and an aqua panelled shower enclosure with mains fed shower head. Mirrored wall mounted units and shaving point. The room is tiled to dado height with coordinating tiled flooring. Ceiling light; extractor and Velux.

Bathroom: Fitted with a 4 piece suite comprising of a toilet, wash hand basin, bath and a separate aqua panelled shower enclosure with mains fed head. Splashback tiling around the room to dado height and tiled flooring. Opaque window with roman blind. Downlights; ceiling light; extractor fan and a fitted mirror.









Bedroom: 14’11’’ x 10’1’’ (4.54m x 3.07m) Another good sized room with ample space for a double bed along with a range of freestanding furniture and a great sized walk in wardrobe with hanging rails and shelving. Window to the rear with curtains and an open countryside view. Ceiling light and carpet.

Bedroom: 23’ at widest x 11’10’’ at widest (7.01m x 3.60m) Completing the accommodation, this bedroom is also a generous size with dual aspect windows to the front and rear with lovely views and fitted with roman blinds and curtains. Benefitting from two built in wardrobes with hanging rails and shelving.
Ensuite: Comprising of a toilet, wash hand basin and an aqua panelled shower enclosure with mains fed head. Splashback tiling to dado height and tiled flooring. Velux window providing natural light. Downlights; ceiling light; extractor and shaving point.

Outside: The large driveway provides off street parking for several cars and leads up to the double garage.
The integral double garage benefits from light, power and has two up and over doors. It can also be accessed from the utility room.
The front garden is mostly laid to lawn with borders of stone chips and some established bushes.
Wooden gates to either side the property enclose the rear well maintained garden which is a great size and ideal for a family with children and/or pets. It is mostly laid to lawn with borders established trees, bushes and flowers.
Greenhouse; rotary clothes dryer; outdoor sockets and lighting.

Do you want the best mortgage for you?
A Mortgage Advisor from our offices will be pleased to provide you with mortgage advice and recommendations unique to your individual circumstances. With our mortgage sourcing system we will review the best deals available from the UK’s banks and building societies. For a free mortgage appointment, contact financial@peterkins.com or telephone 01467 672820. We may not be able to act for purchasers of the particular property. Authorised and Regulated by the Financial Conduct Authority. Your home may be repossessed if you do not keep up repayments on your mortgage. Written quotations are available on request.

All measurements have been taken using a sonic tape measure and therefore may be subject to a small margin of error. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

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Inverurie
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