



7 THE FOLD,
WHITERASHES

OFFERS OVER £325,000

peterkins



7 The Fold
Whiterashes
Aberdeen
AB21 0LU

Offers Over £325,000

- 4 bedroomed detached dwellinghouse
- Quiet residential cul-de-sac
- Spacious living and bedroom accommodation throughout
- Large driveway
- Single garage
- Enclosed garden
- Open views to the rear
- Oil central heating and double glazing
- Great commuter base and only 7 miles from Aberdeen Airport

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

EPC: C

Council Tax Band: F

Description: We are pleased to offer for sale 7 The Fold, a 4 bedroomed detached dwellinghouse set in a quiet residential cul-de-sac with lovely open views over the surrounding countryside. The spacious accommodation is set over 2 floors with the ground floor comprising of Entrance vestibule and hallway, Lounge, Dining Room, Kitchen, Utility room, Conservatory, Family Bathroom and a Study/Bedroom. The upper floor consists of a Master bedroom with ensuite shower room, two Double Bedrooms and a Bathroom. Outside, there is a large driveway providing ample parking to the front and side and an adjoining Single garage. The rear garden is well maintained and fully enclosed making it ideal for a family with children and/or pets. Early viewing is recommend to appreciate all this property and lovely location has to offer.

Location: The property lies in the hamlet of Hatton Crook and is situated in an idyllic spot in Whiterashes and nearby the larger town of Oldmeldrum. Oldmeldrum is a popular country town in the heart of the North East and is within easy commuting distance of the Industrial Estates at Bridge of Don, Dyce, Inverurie and Aberdeen City. There are excellent recreational facilities in the town, which includes a golf course, parks, tennis court and bowling green. Oldmeldrum offers a wide range of local shops, a post office, three hotels, library and health centre for everyday requirements as well as easy access to nearby Inverurie with its wider range of shops. The town also provides excellent educational facilities in the Primary School and Meldrum Academy for secondary schooling.

Directions: Travel west on the A947 Aberdeen – Banff Road. Approximately 3 miles west of the Village of Newmachar you will enter Whiterashes which is clearly signposted. Continue on this road for a short distance and there will be a sign for Hatton of Crook. Take the first turning on the right into “The Fold” where number 7 is the first property on the right clearly identified by a Peterkins For Sale Sign.

Entrance: Entered at the front of the property through a wooden door into the vestibule with ceiling light and wood effect floor with mat well.

Hallway: The welcoming hallway gives access to the Lounge, Study/Bedroom, Family Bathroom, Dining kitchen, large storage cupboard and the stairwell to the upper floor. The walk in cupboard has a range of fitted shelving and coat hooks. Ceiling lights; heating dial and wood effect flooring.



Lounge: 18'5" x 13'3" (5.61m x 4.03m) A bright and spacious room with bay window and double doors that open into the dining room. Ceiling light; smoke alarm and wood effect flooring.

Dining Room: 12'4" x 9'1" (3.75m x 2.76m) Accessed from both the Lounge and the Kitchen, this room provides ample space for a large dining table and chairs. Window to the side; ceiling light and wood effect flooring.

Kitchen Diner: 12'4" x 9'1" (3.75m x 2.76m) Fitted with a range of base and wall units, coordinating worktops that extend into a breakfast bar with display cabinets above. Appliances include integrated dishwasher, single oven and gas hob with extractor hood above. Circular stainless steel sinks with window above overlooking the rear garden. Ceiling lights; smoke alarm and tiled flooring. Sliding patio door opens into the Conservatory and there is a door into the Utility room.

Utility room: 8'6" x 5'5" (2.59m x 1.65m) Fitted with base and wall units with coordinating worktops. Stainless steel sink with window above. Washing machine and tumble dryer. Built in shelved storage cupboard. Ceiling light and tiled flooring with mat well. Newly replaced door to the garden.

Conservatory: 10' x 9'4" (3.04m x 2.84m) Just off the kitchen, the conservatory is a great addition making a lovely, bright living space. Sliding patio door opens to the rear garden. Ceiling light and tiled floor.

Study/Bedroom: 11'10" x 9'9" (3.60m x 2.97m) This room can accommodate a double bed or would suit a home office if desired. Built in wardrobe with mirrored sliding doors, hanging rails and shelving. Window with blinds to the front. Ceiling light; television point and wood effect flooring.

Bathroom: Fitted with a 3 piece suite comprising of a toilet, wash hand basin set on glass unit and a large corner jacuzzi bath. Fully tiled room and tile effect vinyl flooring. Opaque window; downlights; extractor fan; shaver point and fitted mirror.

Staircase to upper floor: Carpeted staircase leads to the upper floor landing giving access to 3 bedrooms and a bathroom. Airing cupboard housing the hot water tank and with fitted shelving. Access hatch to partially floored loft space. Ceiling lights and smoke alarm.

Bedroom: 12'3" x 10'5" (3.73m x 3.17m) This bedroom has ample space for a double bed along with a range of freestanding furniture. Two built in wardrobes with hanging rails and shelving. Window overlooking the rear with open view. Ceiling light; television point and carpet.

Bathroom: Fitted with a toilet, vanity wash hand basin and a bath with glass screen and electric shower head. Fully tiled room with Velux providing natural light. Ceiling light; extractor and shaver point.

Bedroom: 12'4" x 12'3" (3.75m x 3.73m) Generous sized bedroom that can accommodate a king or queen sized bed along with a range of freestanding furniture. Two built in deep wardrobes with a range of hanging rails and shelving. Window to the front; ceiling light; television point and carpet.

Master Bedroom: 13'4" x 12'8" (4.06m x 3.86m) A spacious master bedroom benefiting from ample storage and an ensuite shower room. Wall of built in wardrobes with mirrored sliding doors, hanging rails and shelving. Window to the front. Ceiling light; television point and carpet.

Ensuite: Comprising of a concealed cistern toilet, vanity wash hand basin and a shower enclosure with electric shower head. Splashback tiling and Velux. Large walk in storage cupboard with shelving and light. Ceiling light; extractor fan and carpet.







Outside: A large lock block driveway provides ample off street parking to the front and side of the property. The SINGLE garage houses the central heating boiler and benefits from an up and over door, power and light. There is a windows and door at the rear for access from the garden. Gates at either side of the property open in the rear garden that benefits from lovely open views and is it fully enclosed making it ideal for a family with children and/or pets. Well maintained and mostly laid to lawn with established trees and bushes. Area of decking in the far corner provides a great spot for summer entertaining. Outdoor tap and lighting.



Do you want the best mortgage for you?

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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.