



DREWANLEA, OYNE, AB52 6QR

OFFERS OVER £290,000

**peterkins**



Drewanlea,  
Oyne,  
AB52 6QR

## Offers Over £290,000

- 3/4 Bedroomed detached bungalow
- Spacious accommodation throughout
- Stunning views towards Bennachie
- Oil central heating and full double glazing
- Gardens to the front and rear
- Driveway and Double garage
- Exceptionally large workshop
- Good commuter base for Inch, Huntly, Inverurie, Dyce, Bridge of Don and Aberdeen

Viewing by appointment only  
telephone 07717 143534 or  
Peterkins Solicitors on  
(01467) 672800

EPC: D

Council Tax Band: F

**Description:** We are pleased to offer for sale Drewanlea, a 3/4 bedroomed detached bungalow situated on a good sized plot, with stunning views towards Bennachie on the outskirts of the village of Oyne. The spacious living and bedroom accommodation comprises of lounge, master bedroom with en-suite, two double bedrooms, bathroom, dining kitchen, conservatory, wet room and office/bedroom 4. The property benefits from oil central heating, solar panels and full double glazing. Externally, there is a large driveway providing ample off street parking in front of the double garage, an extensive workshop, along with another wooden garage and storage sheds all providing a range of business opportunities and great storage spaces. There are also well-maintained garden grounds to both the front and rear of the property. Early viewing is highly recommended to appreciate all this property has to offer.

**Location:** Oyne has a lively community with village hall and primary school and school transport to the Secondary education at either Inverurie Academy or Gordon Schools in Huntly. The Blue Roof Gallery is within walking distance of the property. Further local amenities include a medical centre, leisure centre, post office, bakery and further shops which lie just a few minutes' drive away in the village of Inch. Alternatively, a larger range of amenities and shops are available 10 minutes away in Inverurie. Transport links by rail from either Inch or Inverurie and bus links from the village are provided on a regular basis.

**Directions:** Follow the A96 north of Inverurie to the Oyne fork, taking the left fork towards Inch. Passing through the hamlet of Kirkton of Oyne and into the Village of Oyne, continue along this road heading towards Inch. Pass the turn off sign posted Back of Bennachie and Drewanlea is the first property located on the right hand side clearly identified by a Peterkins For Sale Sign.

**Entrance Hallway:** Entered through a part glazed wooden door, the entrance hallway gives access to the inner hall. Ceiling light fitment and completed with laminate wooden flooring.

**Inner Hallway:** The inner hallway gives access to the lounge, 3 bedrooms, bathroom and dining kitchen. Ceiling light fitments, access hatch to loft which is partially floored with "Ramsay" ladder, smoke alarm, window to front with blinds, telephone point and completed with laminate wooden flooring.



**Lounge:** 18'9" x 14'10" (5.71m x 4.52m) Accessed via a part glazed wooden door, the bright and spacious lounge is located to the front of the property with large window providing stunning views towards Bennachie, along with a further window to the side which floods the room with natural light. Blinds and curtains. Ceiling light fitment with ceiling rose, coving, wall lights, television and telephone points and carpet.

**Master Bedroom:** 12'5" x 10'11" (3.78m x 3.32m) The spacious master bedroom is located at the end of the hallway with window to front with curtains providing lovely views towards Bennachie. Built in wardrobe with sliding mirrored doors and hanging rail which provides great additional storage. Ample space for a double bed, along with a range of free standing furniture. Ceiling light fitment, wooden door leads through to the en-suite and completed with laminate wooden flooring.

**En-Suite:** Fitted with a white 2 piece suite comprising of wall hung wash hand basin set within vanity unit with storage below, W.C. with concealed cistern and walk in shower. Aqua paneled to full height around entire room. Ceiling light fitment, extractor fan, shaver point and wooden flooring.

**Bedroom:** 11'3" x 10'9" (3.42m x 3.27m) Another good sized double bedroom located to the rear of the property with window and blinds. Built in wardrobe with sliding mirrored doors provides great additional storage. Ceiling light fitment, ample space for a double bed, along with a range of free standing furniture, telephone point and laminate wooden flooring.

**Bedroom:** 10'8" x 9'2" (3.25m x 2.79m) Spacious double bedroom also located to the rear of the property with window and blinds. Built in wardrobe with sliding mirrored doors providing great additional storage. Ceiling light fitment, wall lights and carpet.

**Bathroom:** Fitted with a 3 piece suite comprising of W.C, wash hand basin and bath with shower attachment above. Tiled to dado height around most of the room and aqua paneled to full height behind bath and shower. Ceiling light fitment, extractor fan, opaque glazed window to rear and laminate wooden flooring.

**Dining Kitchen:** 14'10" x 12'10" (4.52m x 3.91m) The generous sized dining kitchen is fitted with a range of base, wall, drawer and corner display units with coordinating worktop and tiled splashback. Space for standalone cooker and 1 1/2 bowl sink with drainer and mixer tap. Strip light, extractor fan and separate island providing additional storage and worktop space with breakfast bar seating for 2. Sliding glass doors gives access to the Sun Room with further part glazed door leading to the rear hallway. Television point and completed with wooden flooring.

**Sun Room:** 13'9" x 11'11" (4.19m x 3.63m) The bright and airy sun room is located to the front of the property with large window with blinds providing stunning views towards Bennachie. Ceiling light fitment, ample space for a dining table and chairs, television point and wooden flooring.

**Rear Hallway:** Located off the dining kitchen, the rear hallway gives access to bedroom/office and wet room. Part glazed wooden door gives access to the rear garden and a further part glazed wooden door also leads out to the front. Large pantry cupboard with shelving and lighting which also provides great additional storage, along with a further cupboard which houses the central heating boiler. Ceiling light fitments, coat hooks and tile effect vinyl flooring.

**Wet Room:** Fitted with a 2 piece suite comprising W.C, wash hand basin and electric shower. Ceiling light fitment, extractor fan, shaver point, aqua paneled to full height around entire room and completed with tiled flooring.

**Office/Bedroom:** 12' x 9'3" (3.65m x 2.81m) Completing the accommodation is the office space which is of good size and is fitted with base and wall storage making the property ideal for someone who works from home or otherwise wishes to run a business from the property. Alternatively, the office could be used as a bedroom. Strip light, telephone points and completed with carpet tiles.







**Outside:** To the front of the property there is a large driveway providing off street parking for several cars in front of the DOUBLE GARAGE. The double garage is accessed via up and over doors and benefits from power, light and a partially floored storage area above which is accessed via “Ramsay” ladder. Further storage area to the rear of the garage which has shelving, window to rear and a door that leads to the rear garden. An area laid to lawn with shrubs and plants. Paved pathway leads along the side of the property and gives access to the rear garden. The rear garden is mainly laid to lawn. Rotary clothes dryer. Doors give access to the rear of the garage and the rear door of the property. Double metal gates give access to a further area of parking which gives access to a variety of outbuildings. The exceptionally large workshop measures at approx. 30m x 6m and is accessed via 3 sliding wooden doors, the first area benefits from a toilet and wash hand basin, along with a storage area. There is also a further wooden garage, wooden shed which both benefit from power and light and a log store. The range of outbuildings this property has to offer makes it ideal for someone looking to run their business from home or has a particular interest/hobby that requires ample storage. There is a further area laid to grass with mature shrubs and bushes. Further double metal gates lead onto the road.



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](mailto: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.