



EAST HARLAW FARMHOUSE,
INVERURIE AB51 0JN

OFFERS OVER £299,000

peterkins



East Harlaw Farmhouse
Inverurie
AB51 0JN

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- 3 bedroomed detached farmhouse
- Single garage
- Generous sized plot
- Lovely open views
- Well maintained and presented throughout
- Oil central heating
- Full double glazing
- Multi fuel stove in the lounge
- Private water supply
- Well maintained garden and a range of sheds
- Within commuting distance of Inverurie, Dyce, Westhill and Aberdeen

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

EPC: E
Council Tax Band: D

Description: We are delighted to offer for sale this charming 3 bedroomed Farmhouse set on the outskirts of Inverurie enjoying open countryside views to the front and rear along with lots of lovely features adding great character to this family home. The property provides well-proportioned accommodation set over two floors, the ground floor comprises of a sunroom, lounge, bedroom, dining kitchen, utility room and bathroom. Upstairs, there is a master bedroom with an ensuite bathroom and another double bedroom. Benefitting from oil central heating, a multifuel stove in the lounge and full double glazing throughout. Outside, there is a large well maintained and fully enclosed garden at the rear with several sheds providing a range of uses and great storage, and parking is provided for several cars at the side of the single garage. Viewing is highly recommended to appreciate the location and accommodation this property has to offer.

Location: Set just on the outskirts of Inverurie, an expanding, prosperous town located only 15 miles from Aberdeen city centre. There is an excellent range of retail outlets and local shops, a health centre, several large supermarkets, swimming pool and community campus located in the secondary school, sports centre and golf, tennis, bowling, fishing and hillwalking are all available nearby. Inverurie offers excellent road and rail links both north and south including Aberdeen, Dyce, Huntly and Elgin and is within easy commuting distance of Westhill, Dyce and Aberdeen city centre.

Directions: From Inverurie follow the B9001 to Rothienorman. Pass the Lethenty turn off and take a left at the sign East Harlaw. The property is first on the right clearly identified by a Peterkins For Sale sign.

Sunroom: 10'1" x 6'7" (3.07m x 2.00m) A great addition to the front of the property providing a welcoming entrance and a lovely bright living space with feature brick wall and open views over the nearby fields towards Inverurie. Upvc door and windows on 3 sides all with blinds. Ceiling light and tiled floor.

Hall: This hallway leads to the lounge, ground floor bedroom and the dining kitchen. Understairs storage cupboard with shelving and coat hooks. Ceiling light and carpet.

Lounge: 13'11" x 13'6" (4.24m x 4.11m) Well-presented room featuring a multi fuel stove connected to the central heating system, with brick surround and tiled hearth. Alcove space with fitted shelving and low level cupboard. Window to the front with blinds and curtains. Ceiling light; smoke alarm and carpet.

Bedroom: 11'8" x 7'7" (3.55m x 2.31m) This ground floor bedroom is a good size and able to accommodate a double bed, there is a built in shelved cupboard with fitted mirror on the door. Window with blind and curtains overlooks the rear. Ceiling light and carpet.

Dining Kitchen: 18'3" at widest x 14'9" (5.56m x 4.49m) The kitchen has ample space for a large dining table and chairs ideal for family gatherings and is fitted with a range of base and wall units, coordinating worktops and splashbacks. Integrated appliances include a dishwasher, oven and electric hob with extractor hood above. Space for a standalone fridge freezer. One and half bowl stainless steel sink with drainer, mixer tap with a window above. Built in shelved panty style cupboard housing the water treatment system. Window to the front with blinds and curtains. Ceiling lights; smoke alarm and tile effect flooring.

Utility/Rear hall: This room has a part glazed door to the rear garden and leads through to the family bathroom. There is plumbing for a washing machine with space for tumbler dryer stacked on top with fitted shelved storage cupboard at the side. Overhead cupboard houses the electric meter. Ceiling lights; telephone point; coat hooks and wood effect flooring with mat well.



Bathroom: Comprising of a toilet, wash hand basin with tiled splashback, mirror and wall light above and a bath with aqua paneling, shower screen and electric shower head. Opaque window, ceiling light, extractor fan and wood effect flooring.

Staircase to upper floor: Carpeted staircase with Velux overhead leads to the upper floor landing giving access to 2 large bedrooms and a storage cupboard housing the consumer unit and hot water tank. Ceiling lights; smoke alarm and heating thermostat. Access hatch into loft space.

Master Bedroom: 14'9" x 12'5" (4.49m x 3.78m) Generous sized master bedroom benefitting from built in storage and an ensuite shower room. Ample space for a double, king or queen sized bed as well as other items of furniture, there is a built in shelved cupboard and a separate wardrobe with double doors and fitted hanging rails. Window with curtains overlooks the front and the stunning open view. Ceiling light; telephone point and carpet.

Ensuite: Fitted with a 4 piece suite comprising of a concealed cistern toilet, vanity wash hand basin, bath and a separate shower enclosure with a mains fed power shower. Mix of splashback tiling and aqua paneling with wood effect herringbone flooring. Ceiling light; extractor fan; opaque window and fitted mirrors.

Bedroom: 13'7" x 12'4" (4.14m x 3.75m) Another spacious bedroom that can accommodate a double, king or queen sized bed along with a range of freestanding furniture. Window overlooks the front onto open views. Ceiling light and carpet.

Outside: The generous sized tarred driveway provides off street parking for several cars to the front and side of the single garage. The garage houses the central heating boiler and benefits from an up and over door, power, light and a tap. There is also a door at the rear for access from the garden.

Stone walls surround the property along with low level wooden gates and fencing enclosing the grounds making it ideal for a family with children and/or pets. The gardens are beautifully maintained mostly laid to lawn with borders of stone chips and areas of established trees including apple and plum, bushes, plants and flower beds. Great addition of a Summer house is located in the middle of the garden ideal for relaxing on sunny days. There is a stone outhouse and an open coal/log store. Range of wooden sheds ideal for storage, large wooden shed with double doors and there is also a large workshop that benefit from light and power which would provide a variety of uses, personal or for business or even storage for caravans, cars, etc. The front garden benefits from a stone greenhouse ideal for the keen gardener. Outdoor lighting.

Do you want the best mortgage for you?

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