



8

School Brae

Drumoak, Aberdeenshire AB31 5DZ



mackinnons
solicitors



From the reception hall a glass door leads into the welcoming lounge. A window to the front of the lounge provides natural light, whilst a wood fireplace with granite hearth houses an electric fire.

Within the lounge, double glass doors provide access into the dining room which provides ample space for formal dining and entertainment.

Leading from the dining room, a glass door leads through to the sun room, a delightful addition to the original property. Enjoying lovely views over the rear garden and the surrounding hills.

The dining kitchen is fitted with a good range of base and wall units, granite work surfaces and upstands with contrasting splashback tiling incorporate a 1.5 black sink with drainer and a 4 ring gas hob with stainless steel extractor fan above. Integrated electric oven, dishwasher and fridge freezer.

A utility room is fitted with a range of base and wall units, granite work surfaces incorporate a stainless steel sink and drainer. A free standing washing machine and fridge will be included in the sale. A large larder cupboard provides extra storage.

A well appointed WC cloakroom, fitted with a white two piece suite.

The ground floor double bedroom with a window overlooking the front of the property also boasts a bright, fresh en-suite.

Located on a quiet residential cul-de-sac in Drumoak, this extremely well presented three bedroom detached home offers generous family accommodation close to Drumoak Primary School and the Deeside Way. Thoughtfully extended with the addition of a sun room to the rear, providing spectacular views over the surrounding hills and countryside. A bedroom with en-suite bathroom provides flexibility for ground floor living.

Entry via the main, partially glazed entrance door, which leads into the spacious and welcoming reception hall. A carpeted staircase provides access to the first floor; there is an understair cupboard perfect for storage.





Ascending the staircase to the first floor, above the landing is the hatch to the attic space above.

Two double bedrooms overlook the front of the property, both have built-in wardrobes provide hanging and shelving storage.

Completing the living accommodation is the family bathroom fitted with a white three piece suite.

To the front of the property, the garden is laid with stone chips and partially bordered by a hedge. There are a variety of plants and shrubs. A driveway provides parking for several cars and access to the single garage. The rear garden offers views across the surrounding hills and is divided into two tiers. The top tier incorporates two paved patios. There is an area of lawn as well as borders containing mature shrubs. The lower level of garden is mainly laid with stone chips and has a patio area.



Drumoak is located 11 miles west of Aberdeen along the A93 Royal Deeside Road. The village has a church, bowling green, village shop and a nursery/primary school. Secondary schooling is offered at nearby Banchory Academy. A short distance away is the 'Mains of Drum' which is a popular garden centre with shopping areas and restaurant.

Drumoak lies mid-way between Crathes and Peterculter, where there is an abundance of cycling routes and walking trails including The Deeside Way and Drum Woodland. The property is 10 minutes from an AWPR junction, and less than 20 minutes from Aberdeen Airport.



- Gas Central Heating
- Double Glazing
- Mains Drainage
- Three Double Bedrooms

- Ground Floor Bedroom with En-Suite
- Sun Lounge
- Spectacular Views
- Single Garage

Terms

Council Tax
Band F

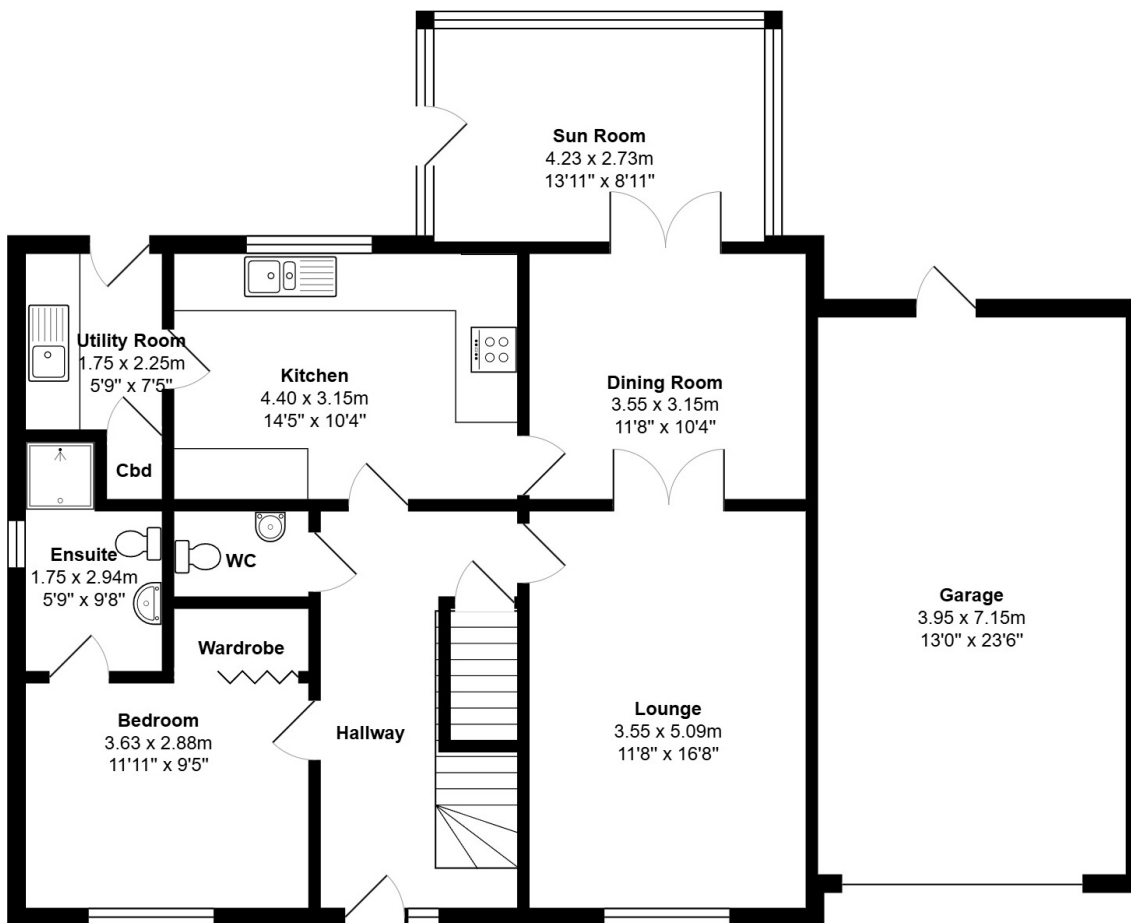
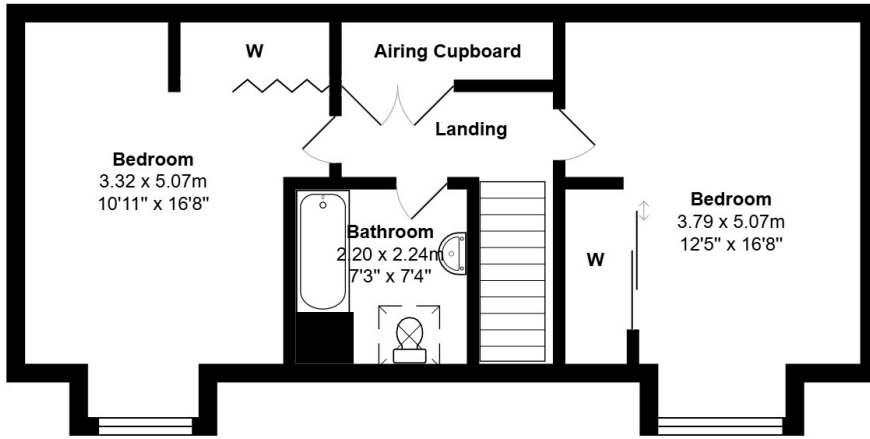
EPC
Band C

Entry
By Arrangement

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