



23

Main Road East

Echt, Aberdeenshire AB32 6HP



mackinnons
solicitors



To the rear is a well-proportioned dining kitchen with an excellent range of gloss base and wall units, contrasting solid quartz work surfaces and Amtico flooring. Integrated appliances include a double oven, ceramic hob, extractor hood, dishwasher and fridge and freezer. From the dining area there are double patio doors out to the patio and fully enclosed rear garden. From the kitchen is access to a utility room with fitted base units and contrasting worktops, large storage cupboard and space for washing machine and tumble dryer. From here there is an exterior door to the garden. To the front of the property is a comfortable family room/guest bedroom with built in cupboard. To complete the ground floor is a spacious shower room, attractively fitted with large corner shower cubicle, hand basin and WC. In the space under the stairs there is a large coat cupboard, which also accommodates the hot water tank.

On the first floor the delightful master bedroom features a double wardrobe and an en-suite shower room with fully tiled recessed shower cubicle with rainfall shower, hand basin with storage and WC, bathroom furniture finished with tiled walls and flooring and a Velux window with built-in blind. There are two further double bedrooms, with built-in wardrobes. To complete the upstairs accommodation is the family bathroom with three piece white suite with mains shower over the bath. The wash hand basin and WC are set into attractive bathroom furniture finished with tiled flooring and Velux window with blind. On the landing there is a hatch to the fully insulated loft and a useful linen cupboard.

This is immaculately presented four bedroom detached executive home offers superb family accommodation over two floors. The property is tastefully decorated throughout in a contemporary style.

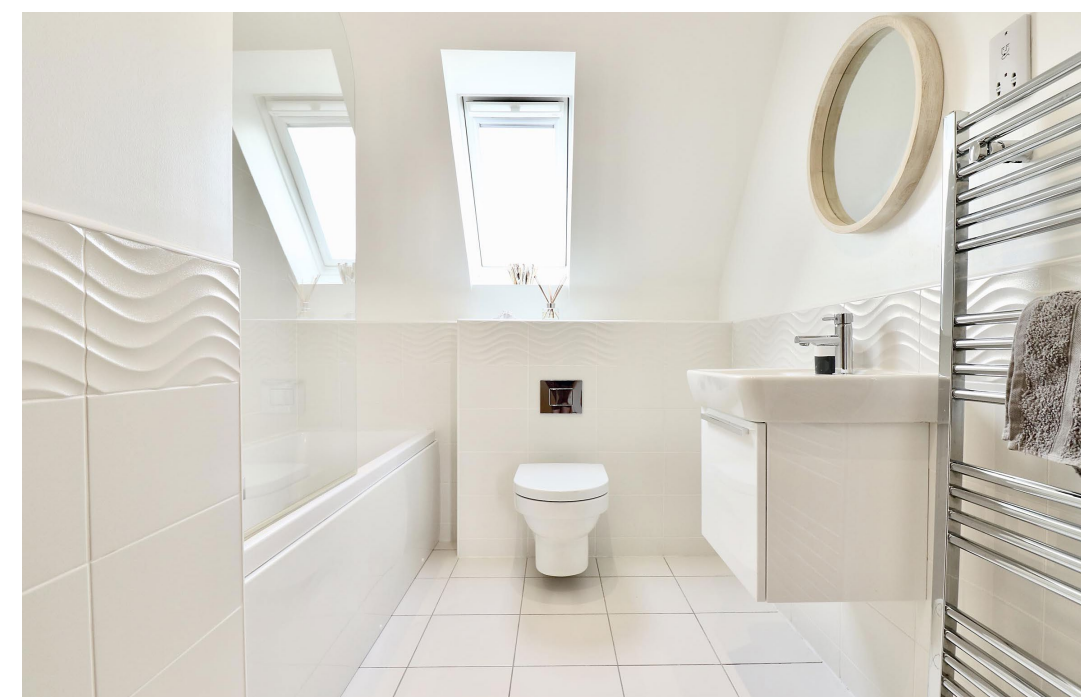
The house is entered from the front door into a welcoming sun room/reception hall with windows to the front and side enjoying an outlook over the countryside, and a carpeted staircase to first floor. The light and airy lounge is located to the front of the property and is elegantly finished with neutral décor and quality carpeting.





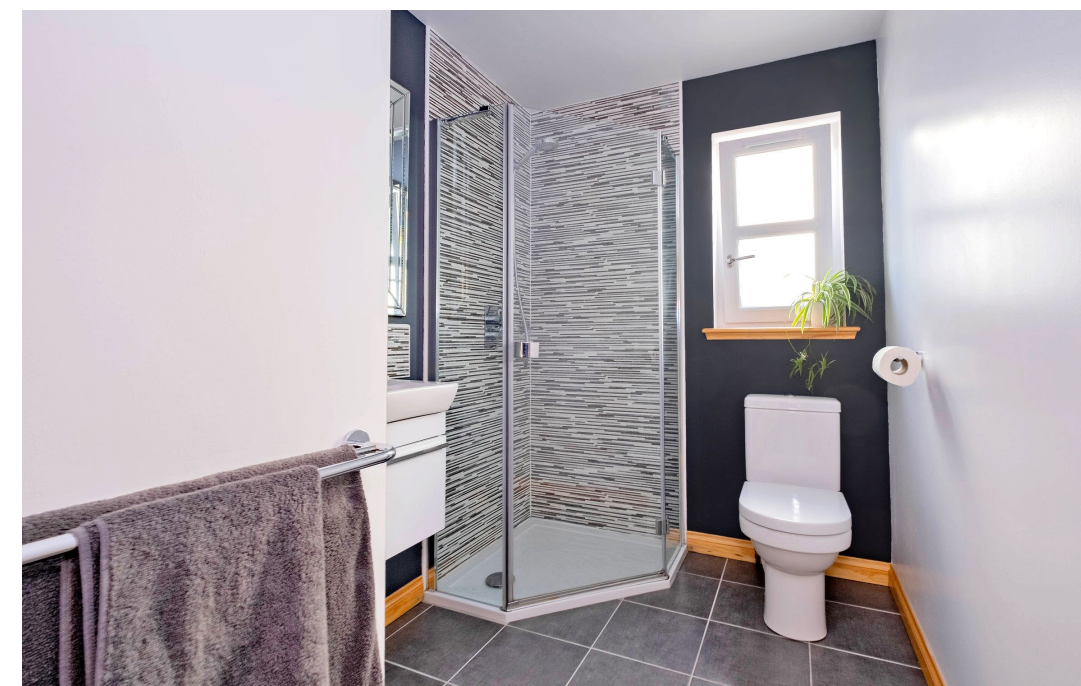
The property is set within exceptionally well-maintained gardens to front and rear, both being fully enclosed. The front garden is laid to lawn and is accessed through a wrought iron gate with paved pathway lined with lavender plants to the front door. A wooden gate to the side leads to the rear of the property where there is an attractive sheltered area of decking ideal for al fresco entertaining. The remainder of the garden is laid to lawn with paved paths and practical stone chipped areas at both sides of the house.

A larger than average single garage with up and over door, power, light and water can also be accessed from the garden. There is a driveway with parking spaces for two cars in front of the garage and gated access from here to the back garden.

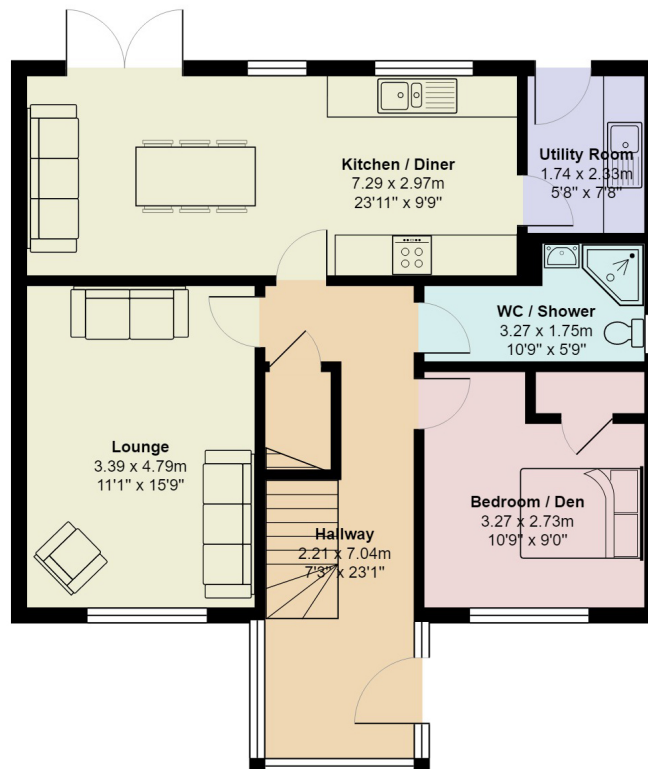
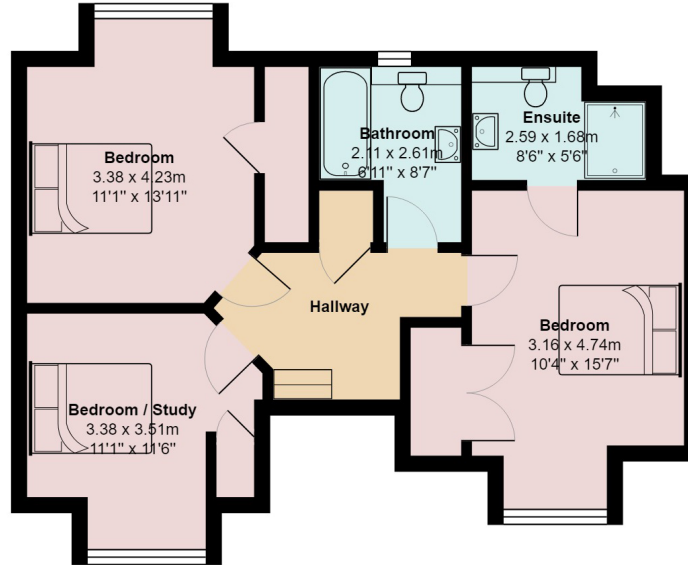
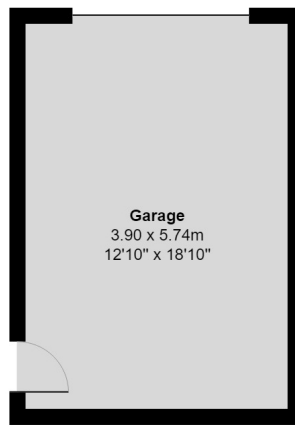


The property is serviced by oil-fired central heating and windows are double glazed throughout.

The historic village of Echt is fantastically located affording easy access to the stunning Aberdeenshire countryside yet only 5 miles from the major employment centre of Westhill, just 8 miles from the Prime 4 Business Park and only 14 miles from Aberdeen city centre. Echt's location also allows easy commuting to the other major employment areas both north and south of the city. Echt itself benefits from its own village shop and award winning Tandoori restaurant as well as its own primary school. With a large park and numerous walks on the doorstep this location offers an opportunity to experience the best that Aberdeenshire has to offer.



- Immaculately Presented
- 4 Double Bedrooms
- 3 Bath/Shower Rooms
- Spacious Dining Kitchen
- Attractive Gardens
- Village Location
- Oil Central Heating
- Double Glazing



These particulars are intended to give a fair representation of the property and whilst every care has been taken in their compilation they are not guaranteed and do not form part of any contract. Areas, measurements and distances are given only as a guide and any plans are for identification only and are not to scale.

Terms

Council Tax
Band F

EPC
Band C

Entry
By Arrangement

Viewing
Contact Solicitors
013398 87665

our services

- Sales
- Purchases
- Leasing
- Property Management
- Wills
- Powers of Attorney
- Estate Planning
- Executives
- Commercial
- Business
- Employment
- Debt Recovery
- Insolvency
- Shipping
- Marine