

30 Causewayend Place

ABERCHIRDER, HUNTLY, ABERDEENSHIRE, AB54 7SL



Peaceful sought-after country village in an elevated location with views of the countryside



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30 Causewayend Place is a superior four-bedroom with three en-suite shower rooms detached dwelling located in a cul-de-sac location in the upper part of the popular picturesque, quaint and quiet village of Aberchirder. The current owners during their tenure, have modernised and upgraded to a very high standard with recently fitted en-suite shower room being the latest upgrades.

Presented to the market in an immaculate walk-in condition with quality fixtures and fittings, further benefiting from a fresh neutral colour scheme, full double glazing and oil-fired central heating. The generous accommodation with an abundance of charm and character over two levels provides versatile modern-day family living. An ideal family home with room to grow which would also suit the extended family or for those wishing to enjoy semi-rural living in one of Scotlands' desirable areas. An absolute must-view to fully appreciate the property its location and its views.

THE LOUNGE



The property comprises a vestibule leading to the entrance hall. The spacious lounge has a large bay window which floods this room with natural light.

THE KITCHEN/DINING /FAMILY AREA & UTILITY



The modern and quality dining kitchen is fitted with multiple wall and base mounted units with contrasting worktops and free-standing appliances, open plan to the dining and family area with views to the stunning garden. The kitchen allows access to the utility room and onto the rear garden. Two double bedrooms both have fitted wardrobes one of which has an en-suite newly complete stylish wet room. A centrally located family bathroom and home office complete this floor.





BEDROOM 3



BEDROOM 4



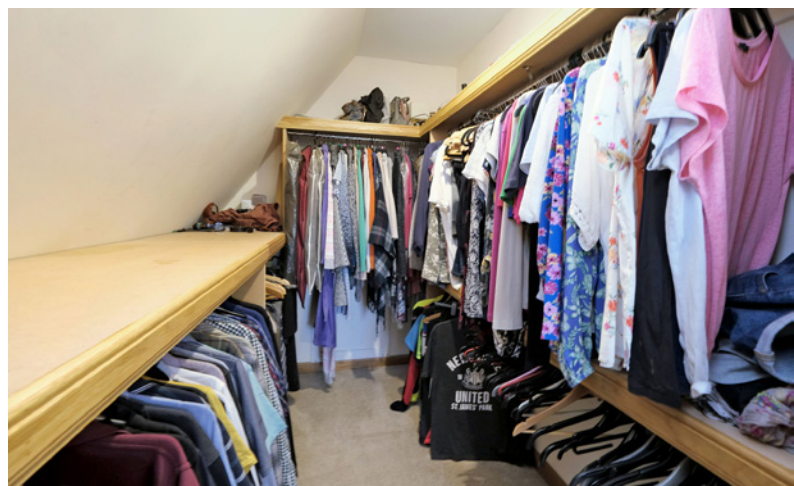
THE BATHROOM



A carpeted staircase with a wooden balustrade with skylight above leads to the first floor where you have the master bedroom with an en suite shower room with his and her sinks, and a walk-in wardrobe completing this bedroom. A further double bedroom with a large cupboard and en suite shower room completes the accommodation. In addition, there are ample storage cupboards on both floors.



BEDROOM 1



BEDROOM 2



To the front of the property, a small perimeter wall allows access to the driveway which is laid to tar, with parking for at least five motor vehicles of various types, caravan or motorhome etc with access to the tandem style garage which has power, light, and a handy secluded WC.

The substantial immaculate rear garden is accessed from the gated drive via the garage or the utility room, laid mostly to lawn with borders containing shrubs, plants seasonal flowers and mature trees that are a wash with colour throughout the year. Its boundary fence on three sides provides a safe and secure environment for children and pets alike. Multiple seating areas, including a circular patio area a fantastic summer house, and a wooden shed with a covered area are ideal for alfresco dining, barbecuing, entertaining and enjoying the sun and countryside views.

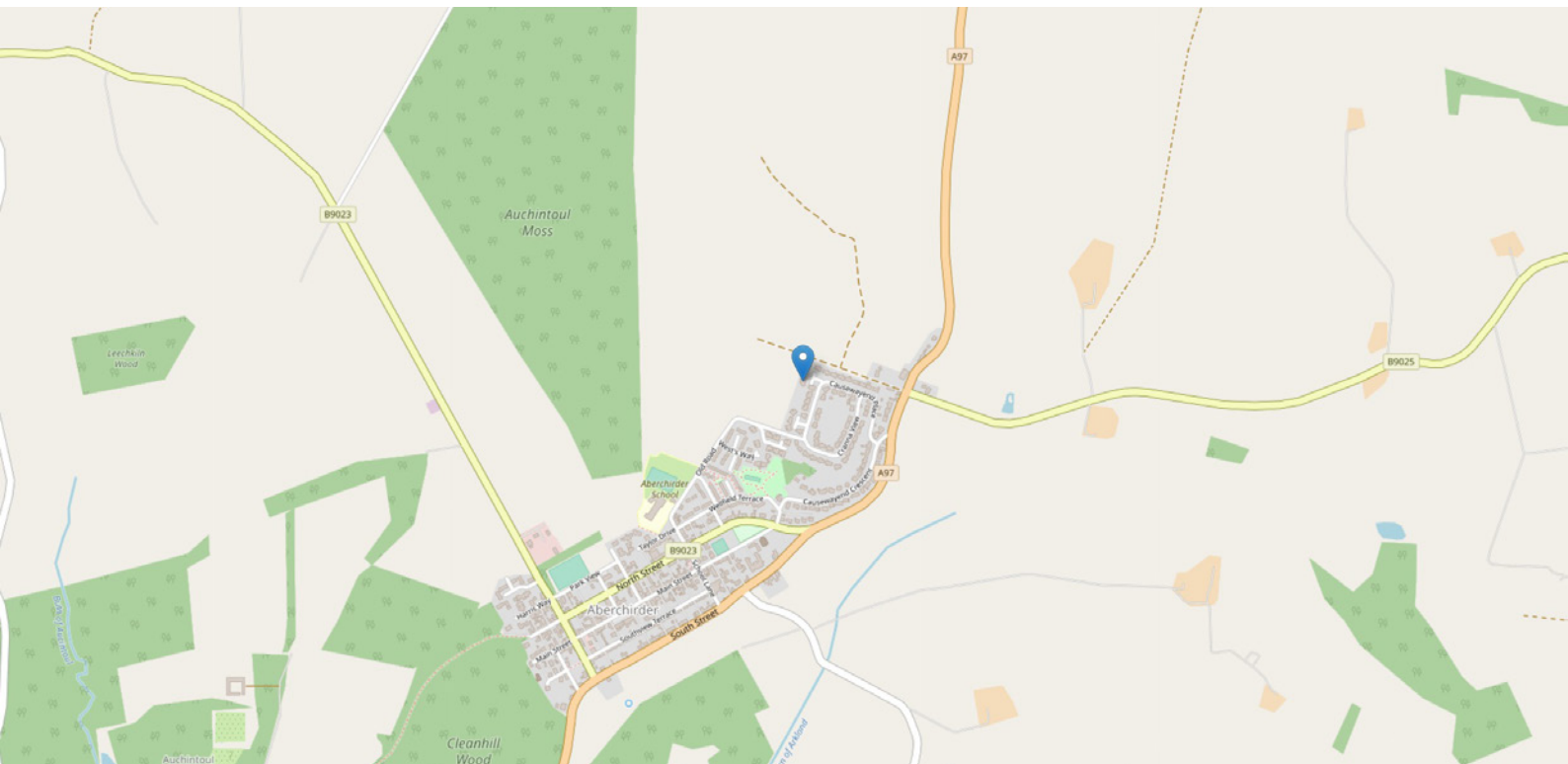
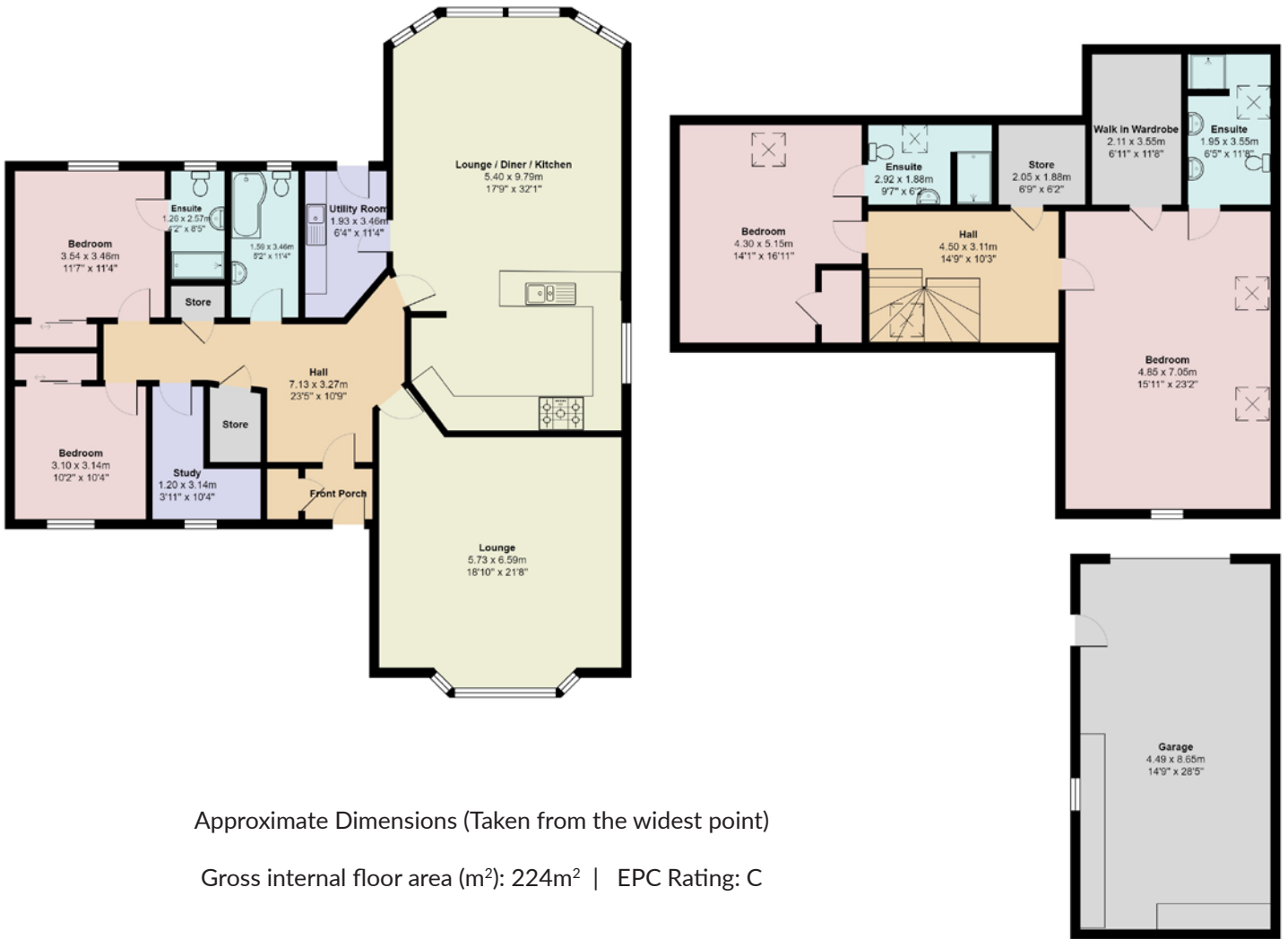
The property has mains electricity, mains water and drains with oil-fired central heating.

EXTERNALS





FLOOR PLAN, DIMENSIONS & MAP



THE LOCATION

Aberchirder is located on the A97 Huntly to Banff road, historically and locally known as “Foggie” or “Foggieloa” and provides all the local amenities one would expect with pre-school and primary schooling, local shop, post office, pub with restaurant, library and several churches.





Locally there is a fantastic array of sporting activities, fishing for salmon and trout on the River Deveron, horse riding, and mountain bike trails. There are also many golf courses a short drive from the property.

The country town of Turriff is also conveniently located approximately seven miles to the east and provides excellent secondary and higher education.

It boasts numerous leisure facilities including a leisure centre and swimming pool. Within Turriff, local amenities include banking facilities, restaurants, cafés, pubs, hotels, local shops and a major supermarket.

Easy access to the A97/A96 gives direct routing to Aberdeen, approximately forty-two miles to the East. The city offers excellent rail and bus service, with national and international flights provided by Aberdeen Dyce Airport.



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