

Boothnagowan

BALVENIE ROAD, TORPHINS, BANCHORY, AB31 4JW



Charming five-bedroom detached cottage, set in the heart of Torphins



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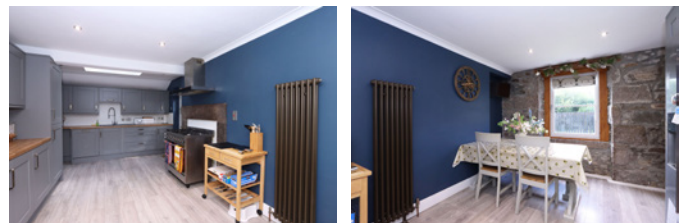


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McEwan Fraser Legal are delighted to present this charming five-bedroom detached cottage, set in the heart of Torphins. The property has been tastefully modernised, whilst staying true to many original traditional features such as the impressive fireplace in the lounge and the exposed stone wall in the kitchen. The home is entered via the welcoming hallway, which leads to all further rooms set over two floors.

THE DINING KITCHEN



The spacious dining kitchen has been recently fitted with contemporary wall and base units and boasts ample space for dining and entertaining.

THE LOUNGE



The lounge is an impressive room with three large windows which flood the room with natural light and features the striking original stone fireplace which boasts a large wood-burning stove.

Located adjacent, is bedroom four, currently being used as a home gym/family room, but would be ideal as a bedroom. Double bedroom five is located to the rear of the property and has excellent built-in storage within the wardrobe.



BEDROOM 4



BEDROOM 5



Continuing along the rear hall is the spacious bathroom, which is fitted with a four-piece suite. Completing the accommodation on the ground floor is the handy utility room, which has space for additional appliances and extra storage.

THE BATHROOM & UTILITY





Travelling upstairs, via the stairwell in the lounge, the master bedroom is a fantastic size with two large front-facing windows. The bedroom has ample space for free-standing furniture, and again has excellent storage within the built-in wardrobe. The Jack and Jill shower room can be accessed from here and features a contemporary three-piece suite. Continuing on from the Jack and Jill is double bedroom two. This room is a great size with plenty of space for free-standing furniture. The spacious landing, which is accessed via the main stairwell from the ground floor hall, leads to the remaining double bedroom three. The additional room to the rear of the property is currently used as a playroom/sitting room but would be suitable as a sixth bedroom if required. Completing the accommodation on the first floor is the handy cloakroom toilet.

THE MASTER BEDROOM





THE JACK AND JILL SHOWER ROOM



BEDROOM 2



BEDROOM 3



PLAYROOM/BEDROOM 6



Outside the property there is a large driveway providing off-street parking for several cars and a gate leads to the fully enclosed gardens. The spacious garden features a large area of lawn, which is bordered by a paved pathway and pebbled edge. There is a large paved patio and a newly installed area of decking, both of which provide an ideal space for alfresco dining and entertaining. The large outhouse offers excellent storage, houses the central heating boiler, is fitted with two new windows and benefits from power and lighting. There is also a wood store, outside lighting and water supply.

Early viewing is highly recommended to appreciate the high quality and spacious accommodation on offer.

EXTERNALS





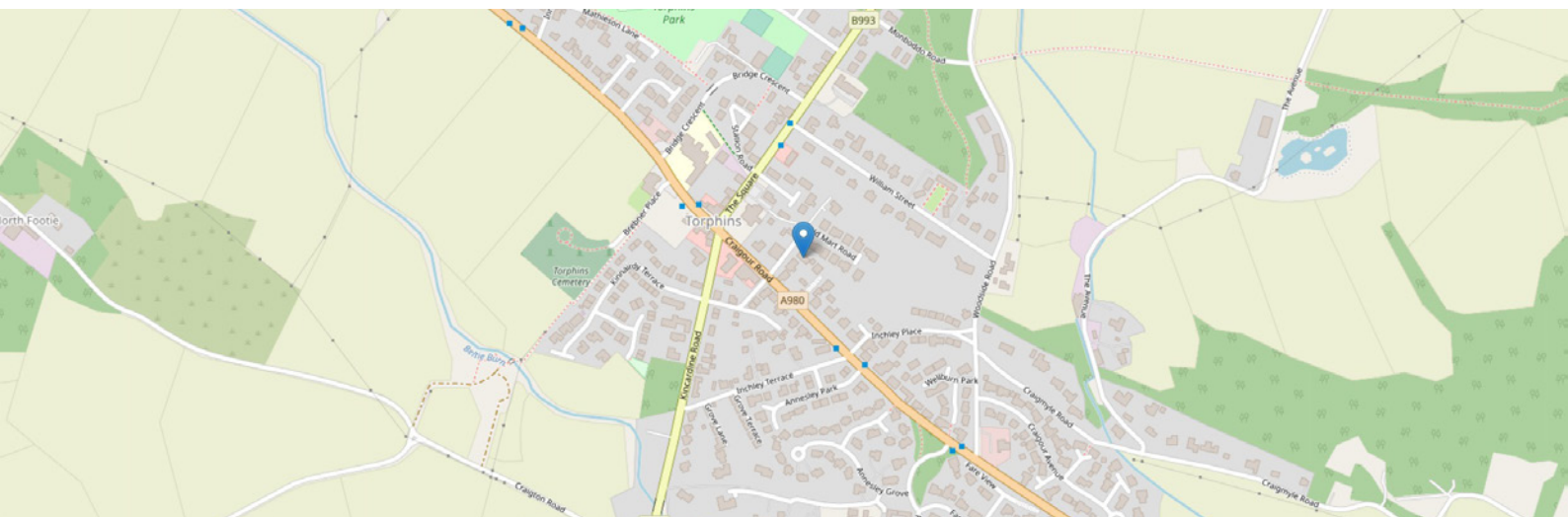
FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 212m² | EPC Rating: E

Extras: Included in the sale price are all light fittings, curtains and blinds, together with the white goods in the kitchen and utility room.



THE LOCATION

Boothnagowan is situated in the heart of the highly desirable Upper Deeside village of Torphins. Approximately 20 miles West of Aberdeen, Torphins offers easy commuting to the Industrial Estates at Westhill, Kingswells, Dyce and Aberdeen International Airport.





Primary education is available at Torphins Primary School with secondary schooling provided at the nearby Aboyne Academy. A range of amenities, which include a chemist, post office, doctors surgery (within a 5 minute walk), popular pub and Indian restaurant are available in Torphins, with a wider range available in Banchory (7 miles) or Aboyne (8 miles). Outdoor pursuits such as golf, forest walks and hillwalking are also available in the area.



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