



4 Irvinemuir Park | Drumoak | AB31 5BF

Beautifully Presented Five Bedroom Detached Dwellinghouse

Offers Over £495,000

We are delighted to offer for sale this beautifully presented five bedroom detached dwelling house. Built by Bancon Homes to the highest of standards and finished with stunning interior decor, this family home is located in a desirable position within a small exclusive development and enjoys an outlook to the rear over mature wooded land.

The property is entered into the vestibule which boasts a cloak cupboard, proceeding into the hall there is an under stair cupboard housing a integrated freezer. The cloakroom features a two piece white suite with wall mounted wash hand basin and W.C., completed with tiling to rear.

To the left of the hall is the lounge which enjoys double aspect windows, complemented by a feature wall. The kitchen/dining/family room is a stunning L-shaped area with patio doors from the family room leading out on to a decked area. The kitchen features a superb range of units, including pull out and swivel corner units, quartz work surfaces with inset sink, drainer and Quooker mixer tap. A peninsular unit houses the induction hob with overhead extractor hood and there is a built in oven with microwave/oven above. Integrated is a fridge/freezer and dishwasher. There are windows to the rear and side with rear enjoying a pleasing outlook over the garden and wooded land beyond. Adjacent to the kitchen is a utility room with a walk-in pantry, base and wall units, integrated fridge and space and plumbing for washing machine and tumble dryer.

The carpeted staircase ascends to the landing which gives access to the partly floored loft with lighting. The spacious master bedroom with two double wardrobes, a walk-in wardrobe and a large, luxurious en suite shower room. Bedroom two also has two double wardrobes and en suite shower room. There are two further bedrooms and bedroom five would make an excellent nursery or study. To complete the home is the family bathroom with modern white suite.

The gardens to the property are truly stunning with the front having gravel and stone areas with a superb selection of shrubs and parking for four cars on the drive. The rear garden is fully enclosed with beautiful hardwood decking and a pergola, making this an ideal summer retreat. Additionally, motion sensor lighting is fitted around the property and the two sheds will remain, as well as an enclosed area for bins.

The double garage has two remote controlled up and over doors and benefits from power, light, and a water tap, as well as shelving to the rear.

ACCOMMODATION

Ground Floor

Vestibule

5'9" x 5'6" (1.75m x 1.68m) approx.

Hall

10'6" x 5'9" (3.2m x 1.75m) approx.

Cloakroom

5'9" x 5'6" (1.75m x 1.68m) approx.

Lounge

19'6" x 13'1" (5.95m x 3.99m) approx.

Kitchen/Dining/Family Room

24'3" x 20'8" (7.39m x 6.3m) approx.

Utility Room

8'4" x 5'8" (2.54m x 1.73m) approx.

First Floor

Master Bedroom

20'4" x 15'2" (6.2m x 4.62m) approx.

Ensuite Shower Room

8'5" x 6'7" (2.57m x 2.01m) approx.

Bedroom

12'5" x 10'6" (3.79m x 3.2m) approx.

Ensuite Shower Room

9'3" x 4'9" (2.82m x 1.45m) approx.

Bedroom

12'5" x 10'5" (3.79m x 3.18m) approx.

Bedroom

11'3" x 10'5" (3.43m x 3.18m) approx.

Bedroom/ Study

9'3" x 9'1" (2.82m x 2.77m) approx.

Bathroom

8'2" x 6'8" (2.49m x 2.03m) approx.

Gas Central Heating

Double Glazing

Solar Panels

EPC Band B

To be included in the sale price are all fitted floor coverings, curtains, blinds, light fittings and white goods, together with certain items of garden furniture.



Vestibule



Hallway



Lounge



Lounge



Dining / Kitchen / Family Room



Dining / Kitchen / Family Room



Dining / Kitchen / Family Room



Dining / Kitchen / Family Room



Utility Room



Cloakroom



Landing



Landing



Master Bedroom



Master Bedroom



Master Bedroom



En Suite



Guest Bedroom



Guest Bedroom



En Suite



Bedroom



Bedroom



Bathroom



Front Garden



Rear Garden



Rear Garden



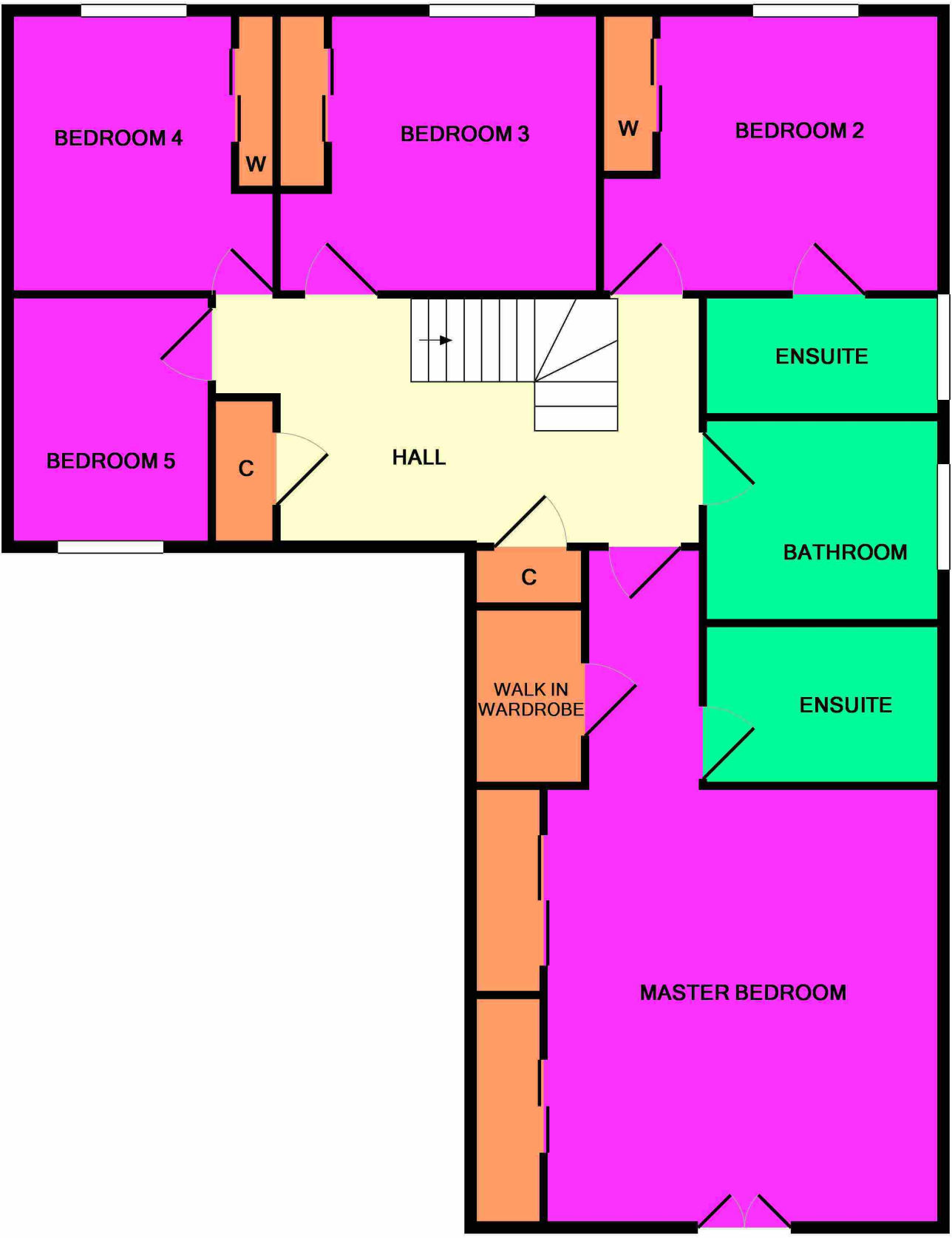
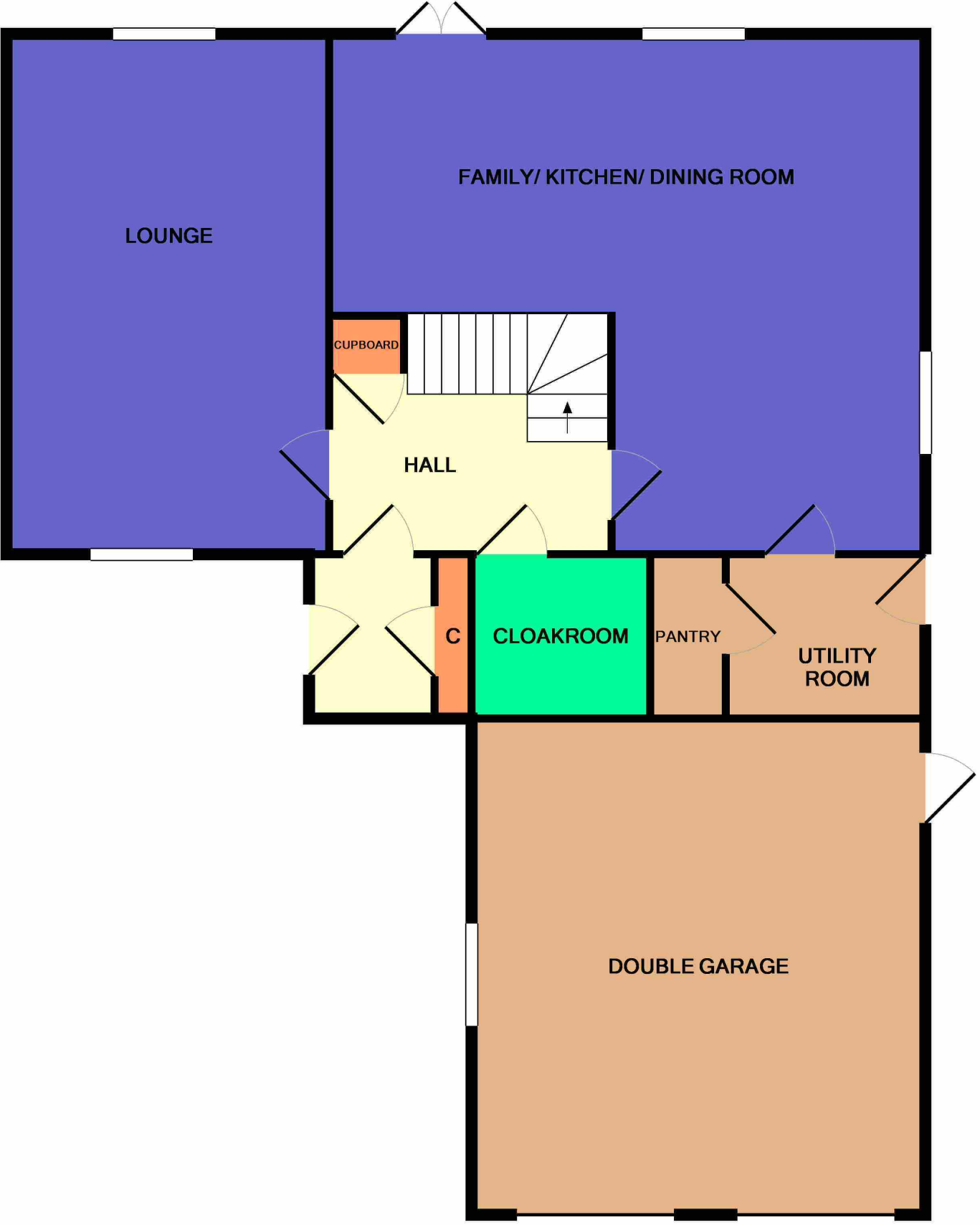
Rear Garden



Rear Garden



Views



Floorplan

Viewing By Appointment Telephone 07801 293320 or 01330 810236 or By Arrangement with Ledingham Chalmers on 01224 632500

Property location



Directions

Travelling on the North Deeside Road proceed through Cults, Bielside, Milltimber, Peterculter and then enter Drumoak. Continue through passing the Parkside junction and Irvinemuir Park is on the left hand side. No 4 is the second property to the right hand side.

Location

The village of Drumoak is situated in the picturesque Dee Valley on the main route to Royal Deeside, readily accessible from Aberdeen and Banchory. The village has a local shop, bowling green, church and primary school, with secondary education catered for at Banchory Academy. It is an excellent base for commuting to the business and oil related offices at Westhill and Kingswells.

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Whilst every effort has been made to ensure the accuracy of the information contained in this Schedule, including the floor plan (if applicable) please note that all measurements have been taken with a sonic tape measure and as a result are only close approximations; the measurement of doors, rooms and windows and all other items are approximate and no responsibility is taken for any error, omission or mis-statement. Any plans are for illustrative purposes only and should be used as such by prospective purchasers.