



Inveran Grampian Terrace
Torphins, Aberdeenshire, AB31 4TS

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Lounge



Sun Lounge



Master Bedroom

Inveran Grampian Terrace Torphins, Aberdeenshire, AB31 4TS

Five bedroom detached with superb views and double garage with studio

- Elevated position enjoying superb views of Royal Deeside
- Neutrally decorated throughout
- Separate annex and generous private garden
- Superb master suite with dressing room and shower room
- Guest bedroom with en-suite
- Two further sizeable bedrooms



Five beds.



Three bathrooms.



Two public rooms.

Five bedroom detached with superb views and double garage with studio

Commanding an elevated position and enjoying superb views over the surrounding area this beautifully presented and unique detached dwellinghouse with double garage and studio is offered for sale.

The property is set within generous mature garden grounds and enjoys a particularly private and secluded position.

The whole property has recently been decorated in a neutral palette with co-ordinating flooring, curtains and blinds to provide a light and airy ambiance throughout. Large windows ensure good natural light and emphasise the lovely views.

This is a lovely property ideally suited for a family looking for lots of space with a separate annex and generous private garden.

Instantly appealing, the property has an entrance sun room with large windows accentuating the superb views. A door leads to the reception hall which is a lovely open area, ideal for receiving guests.

The cloakroom is fitted with a white wc and wash hand basin. The lounge is a particularly spacious room with dual aspect, cast iron wood burning stove and Amtico flooring.

The study/Bedroom Five with range of fitted book shelves has west facing aspect. Viewers will undoubtedly be impressed by the superb open plan kitchen/dining room.



Dressing Room



Kitchen



Bedroom



Garage

The dining area has a large front facing window enjoying the views and the kitchen area is fitted with a range of wall and base storage units with peninsular units separating the two areas. It has high quality laminate flooring and excellent storage. A separate utility room provides space for laundry equipment and storage.

Completing the ground floor layout is the superb master suite comprising bedroom, dressing room and shower room.

The bedroom has patio doors, a window to the side and Amtico flooring.

The dressing room provides excellent storage with his n hers wardrobes with hanging rails and mirror doors. The bathroom is fitted with a suite comprising wc, wash hand basin and corner shower cubicle with mains shower.

A galleried landing on the first floor has a two velux windows and ample space for a study area. A large walk in airing cupboard houses the hot water tank.

The guest bedroom is a very large double with fitted wardrobes, separate sitting area and en suite bathroom complete with separate shower cubicle.

Bedroom Three is an exceptionally large double with dual aspect and fitted storage.

Bedroom Four is also a good sized double with fitted storage. Completing the layout is the family bathroom which is fitted with a suite comprising bath, wc, wash hand basin and separate shower cubicle.

Accommodation and plans

Sun Room	13'1" x 7'7"	3.99m x 2.31m
Lounge	16'6" x 15'11"	5.03m x 4.85m
Study/Bedroom	16'6" x 10'1"	5.03m x 3.07m
Dining Area	16'3" x 9'7"	4.95m x 2.92m
Kitchen	20'6" x 10'1"	6.25m x 3.07m
Master Bedroom	19'11" x 13'6"	6.07m x 4.12m
Guest Bedroom	15'5" x 10'11"	4.7m x 3.33m
Bedroom	25'9" x 8'8"	7.85m x 2.64m
Bedroom	19'5" x 9'2"	5.92m x 2.79m
Bathroom	11'6" x 6'7"	3.51m x 2.01m
Games Room above Garage	16" x 19'3"	4.88m x 5.87m

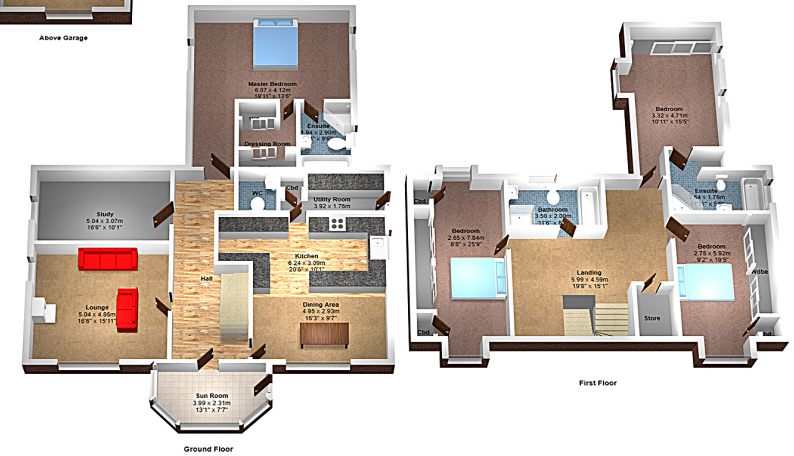
INVERAN



Ground floor



Above Garage



Ground Floor

First Floor

Floor plans are for illustration purposes only and just as a guide to the layout of the property.
No liability for any errors or omissions thereof will be accepted.

Directions

On entering Torphins proceed along Craighour Road and turn right at the convenience store. Proceed up the hill and turn left into Grampian Terrace. At the fork in the road turn right and Inveran is the first house on the right.

Location

Approx 20 miles from Aberdeen, Torphins provides a good range of local amenities including shops, coffee shop, church, doctors surgery and hotel. There is a regular bus service into the city. Leisure facilities include a nine hole golf course, two tennis courts and a bowling green. Schools serving the area are Torphins Primary and Aboyne Academy. Torphins is also well placed for access to Banchory, Aboyne and Alford, all providing further amenities.

Arrange a viewing

Viewing By Appointment Telephone 07809 203187 or By Arrangement with Ledingham Chalmers on 01224 632500

Contact us

Ledingham Chalmers
4 Alford Place, Aberdeen
AB10 1YD

Tel: 01224 632500
property@ledinghamchalmers.com

lcea.com

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 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.