



Greenburn Farm Torphins | Aberdeenshire | AB31 4LL

Four Bedroom Detached Family Home with Woodland

Offers Over £475,000

Enjoying a picturesque countryside location, we offer for sale this attractive four bedroom detached dwellinghouse set within generous gardens, together with approximately 5 acres of surrounding woodland. The property offers spacious accommodation across two floors, ideal for a growing family.

The home is entered into the hallway, giving way to the spacious lounge which features an inglenook fireplace and exposed timber beams, creating an ideal room to gather and relax. From here, glazed double doors give access to the dining room to the rear of the property which is of generous proportions, comfortably accommodating a range of dining furniture, perfect for both everyday dining and entertaining alike.

The kitchen is fitted with a wide range of solid wood wall, base and drawer units, overlaid with tiled work surfaces and incorporating a breakfast bar which provides excellent space for casual dining. Various integrated appliances include a microwave, oven and electric hob. Adjacent to the kitchen is the large utility room, offering further storage and also housing the laundry appliances.

The ground floor is completed by the versatile study, which would lend itself to a variety of purposes, giving way to the conservatory which is ideal to enjoy the summer months with direct access to the garden. The convenient cloakroom features a two piece white suite with vanity unit.

A carpeted staircase ascends to the first floor gallery landing where the remaining accommodation is found. The master bedroom with wall to wall wardrobes is further enhanced by the en suite shower room, complete with large shower compartment and separate sauna. The three further double bedrooms each offer ample space for a range of free-standing furniture and enjoy pleasant views to the rear. Completing the home, the family bathroom is fully tiled and fitted with a four piece suite.

Outside, the long tarred driveway makes for an attractive entrance to the property, leading up to the parking area which is suitable for several vehicles. The garden grounds are well maintained and mainly laid to lawn, with a large decking area with water feature and pond. The detached double garage boasts further storage room and there is also a dog kennel and run and a large wooden greenhouse. The areas of woodland are located to both the front and rear of the property, creating colour, privacy and a haven for local wildlife.

Farm buildings and land may also be available.

ACCOMMODATION

Ground Floor

Lounge

21'6" x 13'9" (6.55m x 4.19m) approx.

Dining Room

16'9" x 16'5" (5.11m x 5.01m) approx.

Kitchen

14'4" x 12'5" (4.37m x 3.79m) approx.

Utility Room

14'5" x 7'7" (4.4m x 2.31m) approx.

Study

14'5" x 12'4" (4.4m x 3.76m) approx.

Conservatory

19'5" x 14'3" (5.92m x 4.34m) approx.

Cloakroom

7'9" x 5'0" (2.36m x 1.52m) approx.

First Floor

Master Bedroom

14'6" x 13'6" (4.42m x 4.12m) approx.

En Suite

9'6" x 6'2" (2.9m x 1.88m) approx.

Bedroom

16'0" x 10'1" (4.88m x 3.07m) approx.

Bedroom

11'0" x 10'1" (3.35m x 3.07m) approx.

Bedroom

13'0" x 10'1" (3.96m x 3.07m) approx.

Bathroom

10'8" x 7'6" (3.25m x 2.29m) approx.

To be included in the sale price are all fitted floor coverings, blinds, light fittings and shades together with most of the curtains.

LPG Fired Central Heating

Double Glazing

EPC Band E



Hallway



Lounge



Dining Room



Kitchen



Kitchen



Utility Room



Study



Master Bedroom



En Suite



Bedroom



Bedroom



Gardens



Garage & Stores



Gardens



Gardens



Driveway



GROUND FLOOR

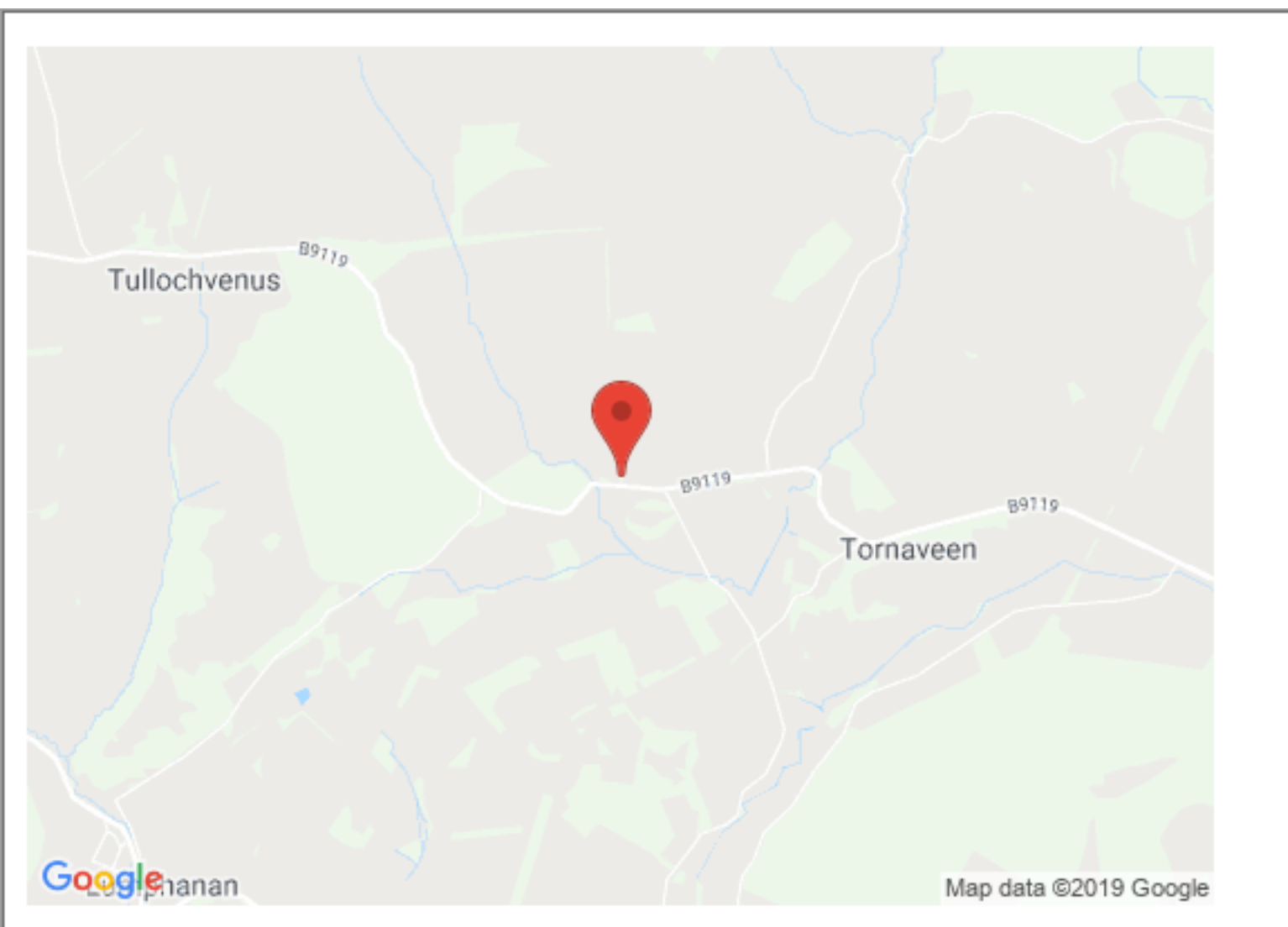


1ST FLOOR

Floorplan

Viewing By Appointment Telephone 07747 632884 or By Arrangement with Ledingham Chalmers on 01224 632500

Property location



Directions

From Aberdeen, travel along the B9119 passing through Echt, Midmar and Tornaveen. Turn left approximately one mile after the Tornaveen Hall. The driveway to Greenburn Farm is the first opening on the right.

Location

The property enjoys an idyllic countryside location, ideally placed for commuting to Westhill, Kingswells and Aberdeen city. Schooling is catered for at Torphins Primary, with secondary education available at Aboyne Academy. Everyday needs are met at nearby Torphins which offers shops, a health centre and pharmacy as well as various other amenities. A whole host of leisure pursuits can be found in the surrounding Royal Deeside and Glentanar Country Park.

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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.