



5 Cluny Meadows | Sauchen | AB51 7JH

Incredibly Well Presented Four Bedroom Detached Dwellinghouse

Offers Over £274,950

Under Home Report Valuation

We are delighted to offer for sale this spacious and incredibly well presented four bedroom detached dwellinghouse, being one of the finest examples of its type available. The property has a heightened kerb appeal from its landscaped front garden laid with slate and mature colourful shrubbery with bulbs planted for the summer months.

The accommodation features a welcoming porch entrance way with the interior hallway providing access to all main accommodation on this level. To the rear is the impressive and stylish kitchen fitted with wide range of base and wall units with high quality work tops in a beautiful red finish. The kitchen further benefits from features such as deep pan drawers and cleverly designed corner storage in addition to the integrated fridge/freezer, dishwasher, oven, microwave and hob all to be included within the sale. The room is set to open plan with ideal space for dining which could also be utilised as an informal lounge or family area if more suited to the purchaser with patio doors opening to the rear garden and electric underfloor heating. Overall, the kitchen benefits from an open outlook to the impressive rear landscaped garden, a wonderful feature of the property. The utility room has been fitted with additional work surfaces and provides further access to the garden.

The lounge presents space for a variety of furnishings with a pleasant outlook to the front of the property and has been finished in a warm and neutral decor whilst also benefiting from a fitted electric fire place. There is additionally a spacious double bedroom on this level, currently utilised as a study along with a cloakroom fitted with w.c. and wash hand basin.

To the first floor, the property offers an impressive master bedroom with fitted wardrobes and welcoming neutral decor. The en-suite shower room has been fitted with a suite comprising a w.c. wash hand basin and large shower enclosure with full tiling and velux window with blind, the room has also been fitted with electric under floor heating. There are two further double bedrooms, both offering fitted storage and a neutral colour scheme. The main bathroom has been fitted with a white suite comprising a w.c., wash hand basin and shower over bath and again benefiting from electric underfloor heating.

The property offers the most desirable and impressive rear garden which has been fully landscaped and is easily maintained. There is a large patio area leading to non -slip, highly durable witchdeck composite decking providing ideal space for outdoor dining and entertaining. The garden is well stocked with a variety of fruit as well as flowers, there are raised beds for vegetable growing, stone chips, water feature and mature shrubbery. The garden has been fully enclosed with timber fencing and has a private and peaceful open outlook. The property offers a generous driveway to the front with access to garage which has been fitted with an electrically operated door and has both power and light.

ACCOMMODATION

(Ground Floor)

Lounge

11'6" x 15'4" (3.51m x 4.67m) approx.

Kitchen/Dining Room

9'9" x 23'8" (2.97m x 7.22m) approx.

Utility Room

5'6" x 7'8" (1.68m x 2.34m) approx.

WC

5'10" x 9'3" (1.78m x 2.82m) approx.

Double Bedroom

9'2" x 9'3" (2.79m x 2.82m) approx.

(First Floor)

Master Bedroom

10'2" x 12'5" (3.1m x 3.79m) approx.

En-Suite

6'2" x 8'10" (1.88m x 2.69m) approx.

Double Bedroom

9'6" x 10'7" (2.9m x 3.23m) approx.

Double Bedroom

8'9" x 11'6" (2.67m x 3.51m) approx.

Bathroom

6'9" x 7'9" (2.06m x 2.36m) approx.

Oil Filled Central Heating

Double Glazing

Landscaped Rear Garden

Garage and Driveway

EPC Band -



Lounge



Kitchen



Dining Area



Cloakroom



Double Bedroom/Study



Master Bedroom



En-Suite Shower Room



Double Bedroom



Double Bedroom



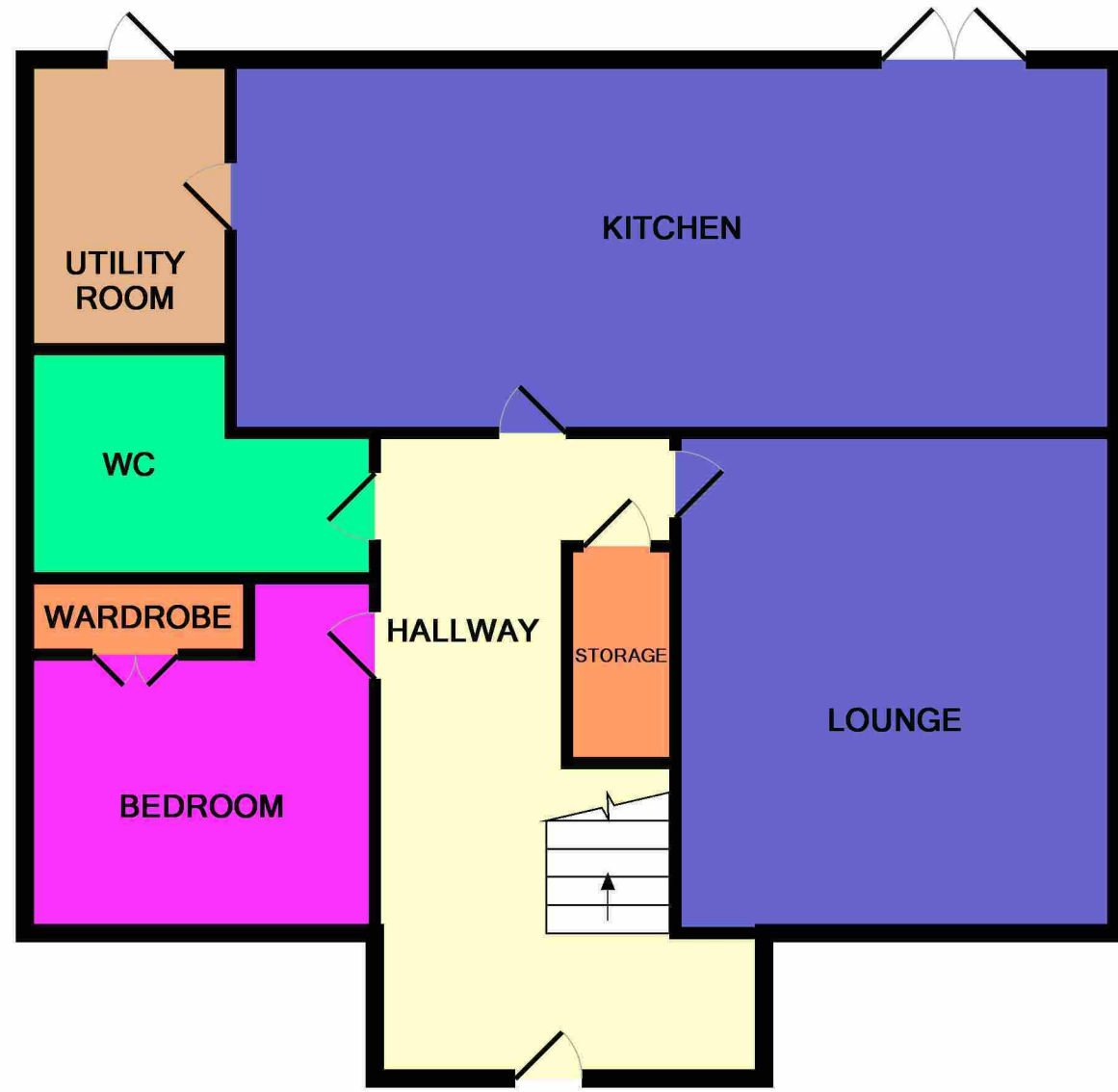
Bathroom



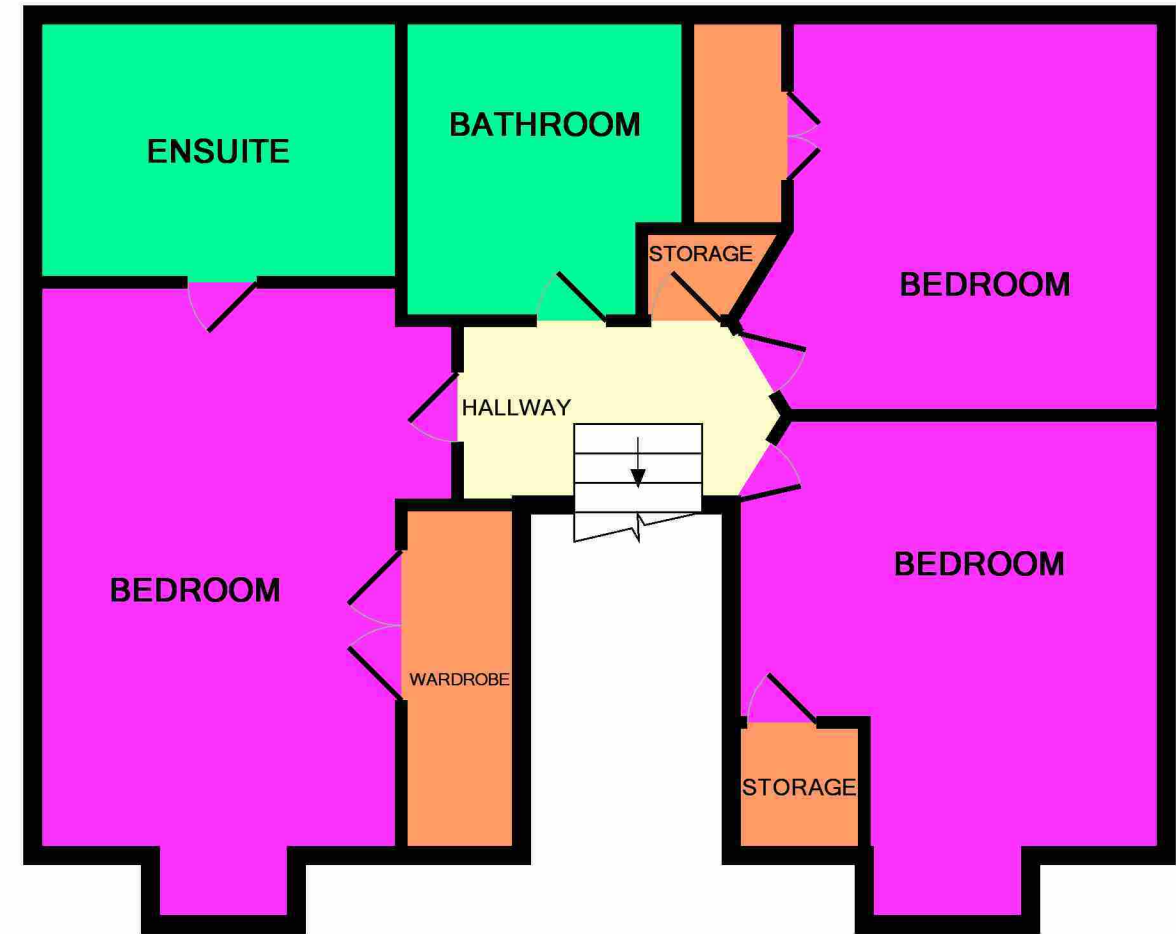
Garden



Decking Area



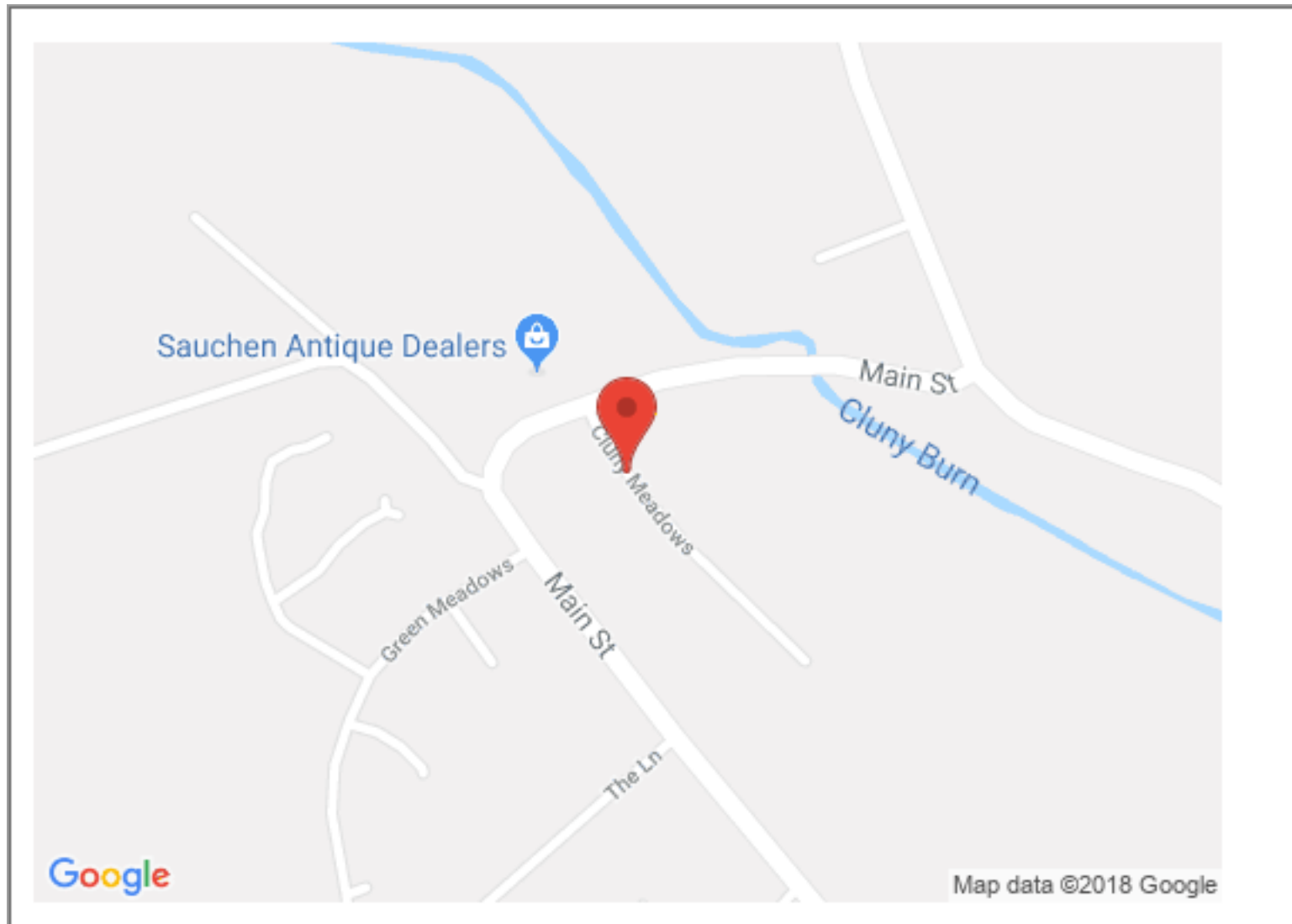
GROUND FLOOR



1ST FLOOR

Floorplan

Property location



Directions: From Aberdeen, travel on A944 through Westhill and Dunecht. Taking a right turn into Sauchen, continue to Main Street and follow this road round. Follow to the right and then take the next right into Cluny Meadows. Number 5 is on the left hand side.

Location: Sauchen is a delightful, family orientated village, situated between Alford and Westhill. The village itself has delightful play areas and is within easy commuting distance of Aberdeen via an excellent road. For local facilities there is Alford with its shops and recreational amenities including a golf courts and ski slope, with further amenities available at Westhill which include a Marks & Spencers extra store and Tesco supermarket. Sauchen is also particularly convenient for those working at the office and industrial complexes that are situated at Westhill and from here there is also direct access across to Dyce and Aberdeen Airport.

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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.