

BROWN & McRAE

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ANKERHUS INVERNORTH, RATHEN



REGION OF £400,000

Viewing is a must to fully appreciate this family home as very rarely does a property of this calibre come onto the market. Standing in approximately 2.2 acres of its own grounds, is this very impressive and ready to move into executive detached property that boasts generous sized rooms throughout. The property enters through vestibule to a broad hallway with feature staircase opening up to upstairs landing from both the right and left. Off the hall is a toilet and a large walk-in cupboard with double doors leading to the bright and airy lounge with 3 windows to the front. The kitchen is fitted with a top of the range suite which includes many integrated appliances and a central island; on open plan with the kitchen is a spacious dining room with double sliding patio doors to the garden and a family room. There is a broad rear hall with doors to the utility room and integral double garage which also has a tack room off. Upstairs off the broad landing is a master bedroom with a dressing area off and a large en-suite bathroom, 2 double bedrooms, a study/bedroom 4 and a large family bathroom. Outside there are stables and off-road parking for several cars.

EV, BROAD HALL, LOUNGE, KITCHEN & DINING/FAMILY ROOM ON OPEN PLAN, TOILET, REAR HALL, UTILITY ROOM. UPSTAIRS: BROAD LANDING, MASTER BEDROOM WITH DRESSING ROOM & EN-SUITE BATHROOM, 2 DOUBLE BEDROOMS, LARGE FAMILY BATHROOM, STUDY/BEDROOM 4. INTEGRAL DOUBLE GARAGE, TACK/BOILER ROOM. OUTSIDE: 2.2 ACRES LANDS, STABLES, DRIVEWAY

ENTRANCE VESTIBULE

Entering through hardwood door with frosted glazed panels to side. Wood laminate floor, matwell. Through full length glazed door to:

BROAD HALL



Central feature staircase with access to the landing from both the right and left. Large walk-in cupboard with window to front and wood laminate flooring. Security alarm, movement sensor, wall lights. Large walk-in storage cupboard with window to front, ample shelving and wood laminate floor.

TOILET

Frosted glazed window to front. Wc and pedestal whb with tiled splash back. Radiator.

LOUNGE



Accessed from the hall through 2 glazed doors and measuring 7.16m x 4.98m (23'4" x 16'4"). There are 3 windows to the front with Roman blinds. 2 TV points, wood laminate floor, radiator.

KITCHEN & DINING/FAMILY ROOM ON OPEN FLAN





13.33m x 4.59m (43'9" x 15'1") the KITCHEN is fitted with a modern white gloss 'Space' suite of base and wall units with solid wooden work surfaces, double stainless steel sink with waste disposal and mixer tap and integrated dishwasher along one wall. Further wall with matching units, integrated 'Neff' single oven, microwave oven, Zanussi coffee maker and recess for American style fridge freezer. Central island with base level units, 'Neff' ceramic hob and stainless steel 'Neff' chimney style extractor hood extending down from the ceiling; breakfast bar, solid wooden carving block and power sockets. Wood laminate floor, radiator. Window to rear with illuminated pelmet above. The DINING AREA has double sliding patio doors to rear garden. Wood laminate floor which continues to the FAMILY AREA with TV/Satellite and phone points. Window to rear. Door from kitchen to:

BROAD REAR HALL

3.55m x 2.07m (11'8" x 6'9") window and part glazed door to rear. Matwell, cloak hooks.

UTILITY ROOM

3.49m x 2.95m (11'6" x 9'8") window to rear. Base level units with mosaic tiled splash backs, stainless steel sink and drainer. Plumbed for washing machine with recess for tumble dryer. Xpelair, radiator.

UPSTAIRS

BROAD LANDING

3 Velux windows to front making both the hall and landing light and airy. 2 large storage cupboards. Loft hatch, 2 smoke alarms, radiator.

MASTER BEDROOM



5.79m x 4.81m (19' x 15'9") 2 windows to front with radiator beneath and Roman blinds. Further window to side all offering stunning views of the countryside. DRESSING AREA with 2 sets of 3-sliding mirrored doored wardrobes. TV and phone points. Through on open plan to:

EN-SUITE BATHROOM



3.98m x 3.22m (13' x 10'8") window to rear. Along one wall there are 2 separate wash hand basins in a vanity unit with mosaic tiled splash backs with mirrored cabinets and glass display shelving above; large Jacuzzi/Whirlpool bath and large walk-in shower cubicle. Xpelair, radiator. Door to TOILET in vanity unit. Xpelair.

BEDROOM 2



4.14m x 4.03m (13'7" x 13'3") window to rear with radiator beneath. Built-in mirrored doored wardrobe along one wall. TV point, wood laminate floor.

BEDROOM 3

4.14m x 3.99m (13'7" x 13'1") 2 windows to front with radiator beneath. Built-in mirrored doored wardrobe along one wall. TV point, wood laminate floor.



STUDY/BEDROOM 4

3.05m x 2.54m (11'7" x 10'1") window to rear. Wood laminate floor, radiator, phone point.

BATHROOM



4.58m x 3.27m (13' x 10'8") frosted glazed window to side. Fitted with a 4-piece suite of 2 separate wash hand basins in vanity units with mirrors above; Jacuzzi/Whirpool bath with shower-head extension tap and separate shower cubicle. Non-slip flooring, 2 radiators. Door to TOILET with vanity units. Xpelair.

INTEGRAL DOUBLE GARAGE 2 separate electrically operated roller doors. 3 windows to front with wooden Venetian blinds. Built-in worktop, ample power and light, electric meter and breaker switches, movement sensor.

TACK/BOILER ROOM

Oil central heating boiler, cloak hooks, radiator, Xpelair.

OUTSIDE



The property stands in approx. 2.2 acres of its own grounds which area mainly in grass and bounded by post and wire fencing. Vehicular opening leads off road to tarmac driveway which continues to the house and garage with off-roar parking for several vehicles.

STABLES

2 stables and a tack room with power, light and water.

Home Report available (fee may apply).

POST CODE

AB43 8TR

COUNCIL TAX BAND

Currently band G

ASKING PRICE

Region of £400,000

VIEWING

By arrangement with the Selling Agents.

ENTRY

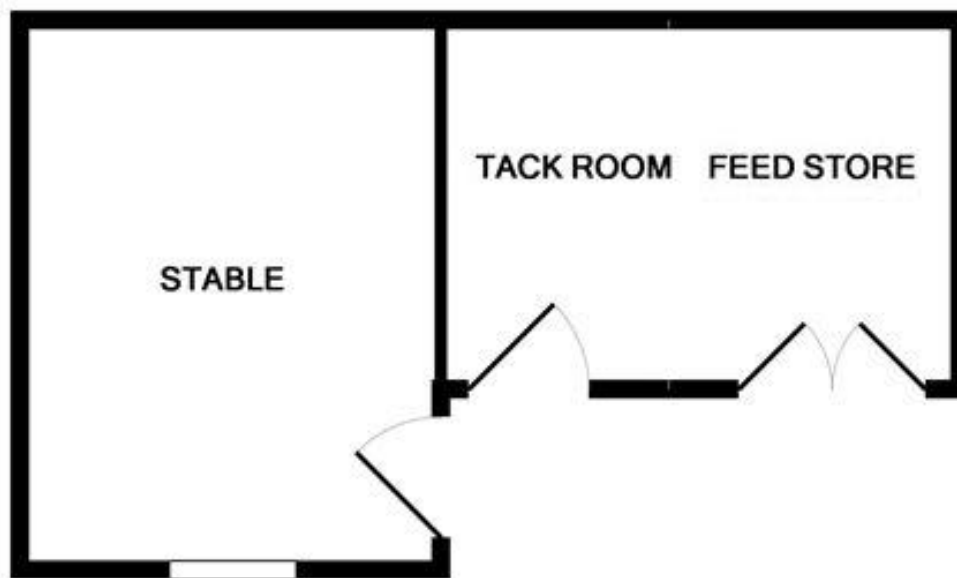
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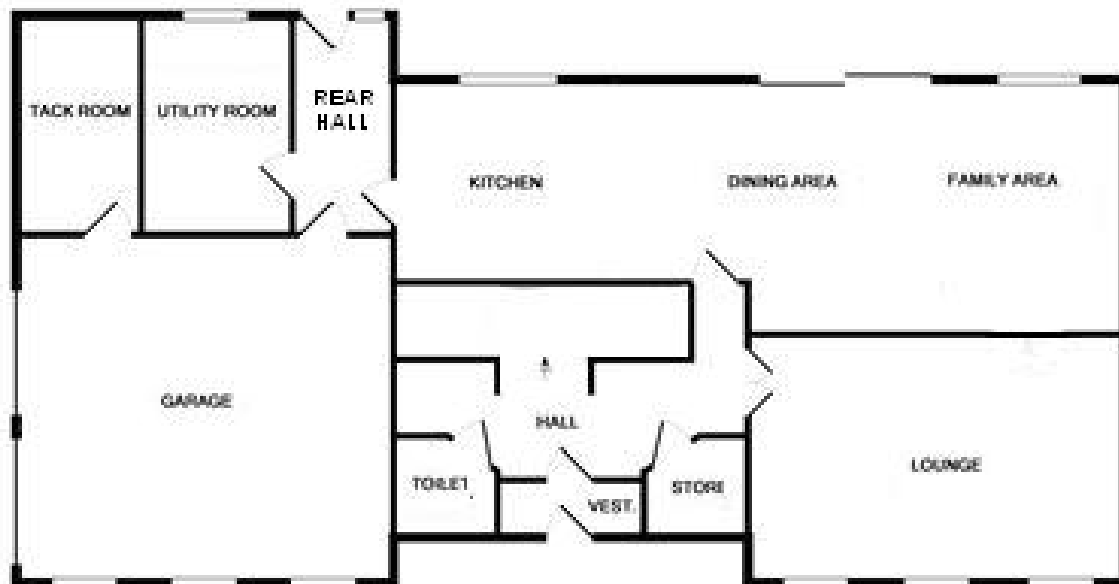
OFFERS TO

Messrs. Brown & Mcrae (Ref: BS)

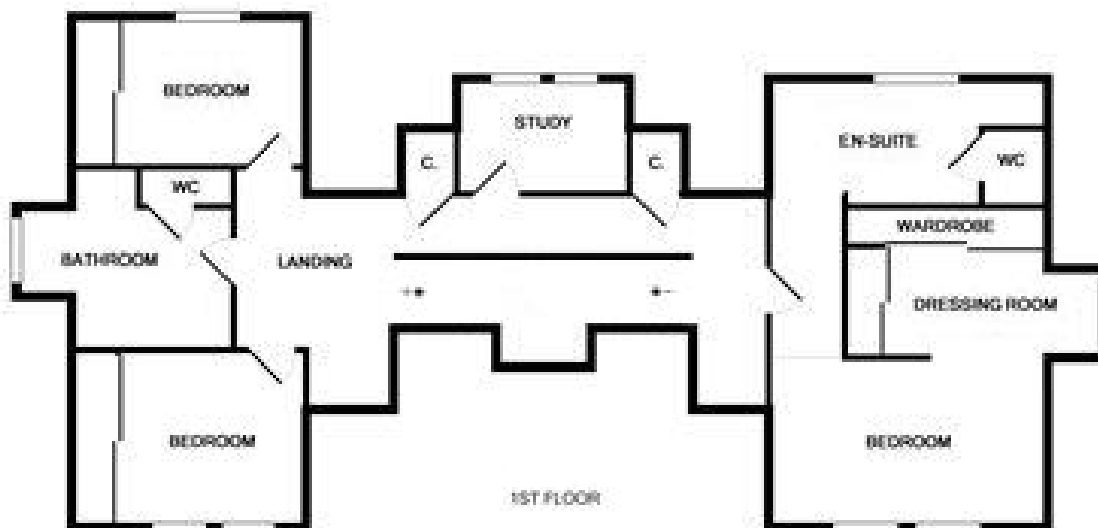
NOTE: While the foregoing particulars are believed to be correct they are not guaranteed and all interested parties should satisfy themselves on all points before offering.



THIS PLAN IS FOR ILLUSTRATIVE PURPOSES
AND SHOULD BY USED AS SUCH BY ANY
PROSPECTIVE PURCHASER



GROUND FLOOR



1ST FLOOR

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