



Property **For Sale**

Glenbrae, North Braco, Hatton AB42 0RS

Offers Over £275,000





Main Hallway

A spacious hallway leading off from the front vestibule. Deep shelved cupboard and walk in cupboard housing the water tank. Access to the loft space.

Lounge 5.56m x 4.29m

Bright , inviting room with three large windows to the front looking out into the garden and then onto the open countryside,. Plenty of space for free standing furniture.





Dining Room 4.26m x 2.97m

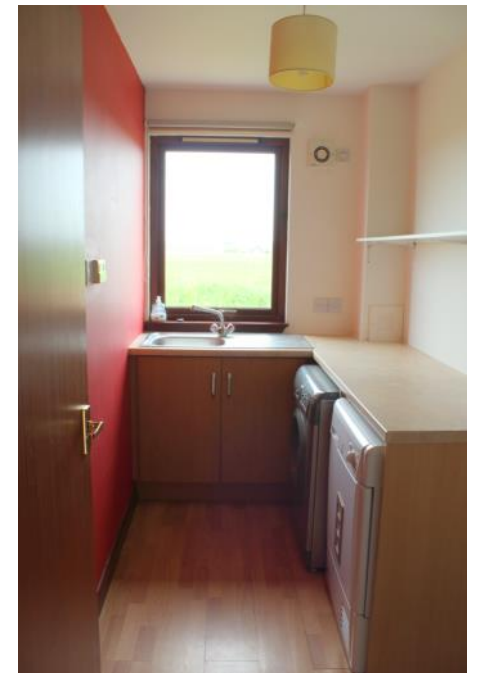
With a window to the front and a door leading into the Family area/Kitchen this well placed room is a great area in which to entertain.

Dining Kitchen/Family Area 5.89m x 4.10m

Open plan L shaped room with patio doors leading into the rear garden. Well fitted kitchen with a great selection of base and wall units with plenty of work-top space, stainless steel sink and drainer, window to the rear. Plumbed for a dish washer, space for a fridge with a slot for a cooker.

Utility Room 2.98m x 1.58m

Leading off from the Kitchen/Family room, plumbed for a washing machine and tumble dryer, window to the front with an internal door into the garage.





Family Bathroom 2.99m x 2.30m

Spacious room fitted with a modern white suite with a shower over the bath with moulded shower screen, tiled around the bath and shower area, tiled floor , mirrored cabinet , shaver point and radiator.

Master Bedroom 3.54m x 3.06m

Well appointed double room with fitted furniture around the bed area, full length mirrored wardrobes provide additional storage, door leads to the en-suite shower room.

En Suite Shower Room 1.93m x 1.33m

Fitted with a fully enclosed shower cubicle, white sink unit and wc, tiled floor and frosted window.





Bedroom 2 3.88m x 2.98m

Good sized double room with built in single wardrobe, window to the side, radiator.

Bedroom 3 3.78m x 2.78m

Double room with single built in wardrobe, radiator.

Bedroom 4 3.00m x 2.91m

Double sized room currently being used as a nursery, double built in wardrobes, radiator.





Garage

Single garage with up and over door, power and light, window to the side and integral door into the Utility Room.

Garden

Surrounding the house and laid mainly to lawn with a paved patio area to the rear.

There is a gravelled parking area to the front of the house, a greenhouse and wooden shed with dog run will be included in the sale. Garden area is fenced and has stunning open country views.



Property Description

Glenbrae, North Braco, Hatton AB42 0RS

Set in the peaceful countryside yet not far from the towns of Peterhead and Ellon is this deceptively spacious detached bungalow with garage and large garden.

The house has four bedrooms and benefits from oil fired central heating, double glazing and will be sold with all fitted floor coverings, light fittings and blinds. All rooms are of a good proportion with lots of family space both inside and out. The current owners have decorated the property in neutral tones and the house is in excellent condition and is ready to move into.

This is an ideal opportunity to enjoy the rural life with the added bonus of lots of beautiful country views and being close to the Village of Hatton.

Hatton is a small village situated midway between Peterhead and Ellon and has a great community spirit and has a Primary School, health centre and Doctors Surgery.

Directions

From Ellon, continue through the village of Hatton on the A90 and look for the sign post for Hardslacks on the left hand side of the road, travel along this road and turn right at the sign for North Braco, house is highlighted by our for sale board.

Property Details

Viewing	Gray & Gray on 01779 480222
Entry	To be arranged
Postcode	AB42 0RS
EPC Rating	D
Council Tax Band	E



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