



2 Greenbraes Crescent | Gourdon | DD10 0NG

Offers Over £370,000

T. DUNCAN & CO.
Solicitors • Estate Agents





2 Greenbraes Crescent | Gourdon | DD10 0NG

Offers Over £370,000

This stunning five/six bedroom detached property is set within the popular fishing village of Gourdon and enjoys spectacular views out to the North Sea. This spacious property is tastefully decorated throughout and benefits from oil central heating and double glazing and would make an ideal family home.

Comprising of lounge, dining room, kitchen/diner, utility, family/sitting room with its own bar, family bathroom and bedroom on the ground floor. On the first floor the landing is bright and open with the other five bedrooms, four of them with en-suites shower rooms are situated here, the master bedroom en-suite shower room also has a jacuzzi bath.

To the outside there is ample parking on the driveway for several vehicles which leads to the double garage with electric doors, and the enclosed rear garden is laid out with decking, patio and grass areas with summerhouse and shed.

- Detached Chalet Style Dwellinghouse
- Lounge: 18'10 x 16'4 (5.79m x 5.01m)
- Dining Room: 14'9 x 8'8 (4.53m x 2.68m)
- Bathroom: 5'4 x 9'8 (1.65m x 3.0m)
- Kitchen/Diner: 19'7 x 9'9 (6.0m x 3.03m)
- Utility: 5'2 x 9'9 (1.58m x 3.02m)
- Family/Sitting Room: 11'3 x 24'9 (3.44m x 7.59m)
- Bedroom 1: 13'8 x 10'6 (4.22m x 3.23m)
- Master bedroom: 17'6 x 20'3 (5.36m x 6.18m)
- En-suite: 9'5 x 9'8 (2.89m x 3.00m)
- Bedroom 2:
- En-suite: 4'5 x 6'4 (1.36m x 1.94m)
- Bedroom 3: 12'4 x 12'5 (3.77m x 3.82m)
- En-suite: 4'5 x 10'2 (1.36m x 3.12m)
- Bedroom 4: 12'2 x 12'4 (3.73m x 3.79m)
- Bedroom 5: 10'8 x 14'10 (3.30m x 4.56m)
- En-suite: 6'5 x 8'7 (1.97m x 2.64m)
- Summer house and Wooden shed
- Double garage with driveway
- Hot tub (by separate negotiation)



Entering into the vestibule with radiator, half panel glass door leading into the entrance hall which is laid to wooden flooring, radiator with the staircase leading to the upper floor, there is storage below the staircase.

The bright lounge is front facing with bay window overlooking the front garden, feature fireplace with black marble hearth and grey surround with alcoves either side, ample sockets and tv sockets and two radiators. The archway from the lounge leads to the dining room which has two side windows, radiator and double glass panel doors leading into the entrance hall.

The family bathroom comprises toilet, wash hand basin with vanity unit, P-shaped bath with rain shower, tiled, window and heated towel radiator.

The kitchen/diner is rear facing with windows and patio doors providing views out to the North Sea, the patio doors open out onto the decking area. Fitted with modern wall and base units with coordinating worktops incorporating a stainless sink with touch sensor mixer tap, electric range cooker with extractor hood above, integrated dish washer, American style fridge freezer (included in sale), Hotpoint microwave, radiator.

The utility has base and wall units, stainless steel sink, plumbed for automatic washing machine, space for further under counter appliances, radiator and rear door leading into the garden.

Bedroom 1 is front facing with two windows overlooking the front garden, radiator, tv point, ample sockets with the options to be utilized as a playroom or office.

The family/sitting room has a front facing window, the patio doors open out onto the decking area, two radiators and access to the double garage. With its own built in bar area incorporating shelving and mood lighting, the ideal feature for entertaining.

The staircase leads to the upper level with bright open landing area is flooded with natural light, two radiators, shelved storage cupboard housing the hot water tank, there is also access to the loft.



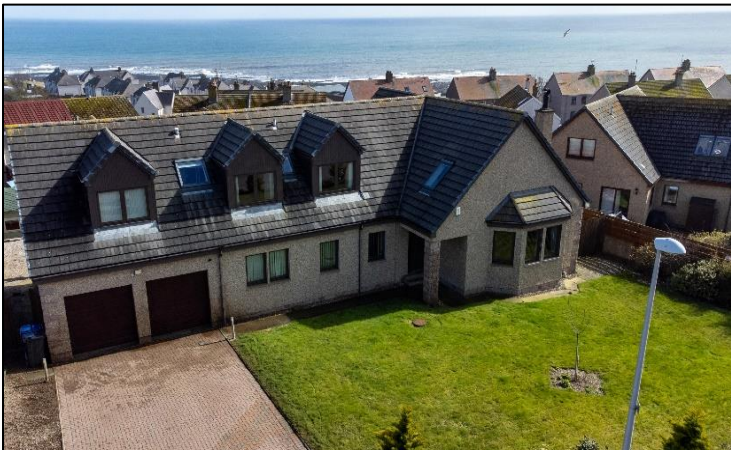


The master bedroom with windows to the front and rear with the front overlooking the garden and the rear providing sea views, radiator, feature electric fire, downlighters, two double built in wardrobes with mirror doors. The en-suite bathroom is a four-piece suite comprising toilet, wash hand basin, quadrant shower with rain forest and wet walled, jacuzzi bath with shower heads, Velux window, tiled to dado height and chrome radiator.

Bedroom 2 is front facing with window overlooking the front garden, radiator, sockets, tv point, shelved single wardrobe with hanging rail. The en-suite comprises quadrant shower, which is wet walled, toilet, wash hand basin, Velux window and heated chrome towel rail.

Bedroom 3 is front facing with Velux window, radiator, built in double wardrobe with shelf and hanging rail. The en-suite has toilet, wash hand basin, heated towel rail, quadrant shower which is wet walled and Velux window.

Bedroom 4 is rear facing with built in single fitted wardrobe with shelf and hanging rail, radiator, sockets, two Velux windows.





Bedroom 5 is rear facing with views over the garden and out to the North Sea, built in double wardrobe with shelf and hanging rail, radiator, sockets and tv socket. The three-piece ensuite has a quadrant shower with wet wall, toilet, wash hand basin with tiled splash back, heated towel rail, Velux window.

To the outside the front garden is laid to grass and borders with mature plants, lock block driveway leading to the double garage with electric doors, the garage also has power and light. The driveway provides ample parking for several vehicles.

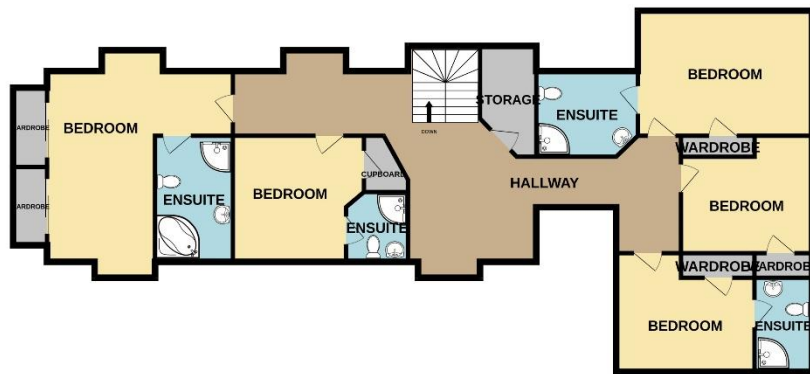
The enclosed rear garden can be accessed from the front by gates at either side of the property, to one side it is pathed with wooden shed and the other is laid to stones with the oil tank situated here. The rear garden is sectioned with decking area accessed by both patio doors, one from the kitchen and one from the family room. Leading from the decking area steps lead to the summer house with slabbed patio area and path leading to a second entertaining patio which is laid to wooden decking. The summerhouse has power and light with outside sockets, the hot tub is available by separate negotiation.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2023

1ST FLOOR



Services: Oil Central Heating & Double Glazing

Fixtures & Fittings: Carpets, blinds & light fittings incl.

Local Authority: Aberdeenshire Council

Council Tax Band: G

Post Code: DD10 0NG

Home Report: Contact our Property department if you wish us to e-mail a copy of the Report free of charge or to send the URL for you to download

Viewing: By arrangement through agent



T. DUNCAN & CO.
Solicitors • Estate Agents



143 High Street, Montrose, DD10 8QN
Telephone: 01674 672353
Fax: 01674 678345
E-mail: mpc@tduncan.com
www.tduncan.com

N.B. The foregoing particulars are believed to be accurate. They have been carefully prepared for the guidance of intending purchasers but their accuracy is not guaranteed and they do not form part of any contract of Sale. All measurements are approximate and have been made using an electronic measuring device. The measurements may, therefore, be subject to a slight margin of error. Should the size of any measurement be essential then intending offerers are strongly advised to check carefully for themselves. Prospective purchasers are requested to note their interest with the selling agents in order that they may be advised of any closing date etc. No member of staff of T Duncan & Co has authority to give any undertaking or assurance in respect of this or any other property. Please note that none of the services/systems have been tested by our clients of their agents and no warranty is given regarding the condition of same. Please note that this a draft Schedule. For a free no obligation valuation of your own property call our Property Department on 01674 672353.