



Westside, Premnay

Insch

In Excess of £595,000

Westside

Premnay, Inch

OUTSTANDING AND TOTALLY UNIQUE FIVE/SIX BEDROOMED FAMILY HOME IN DESIRABLE RURAL LOCATION.

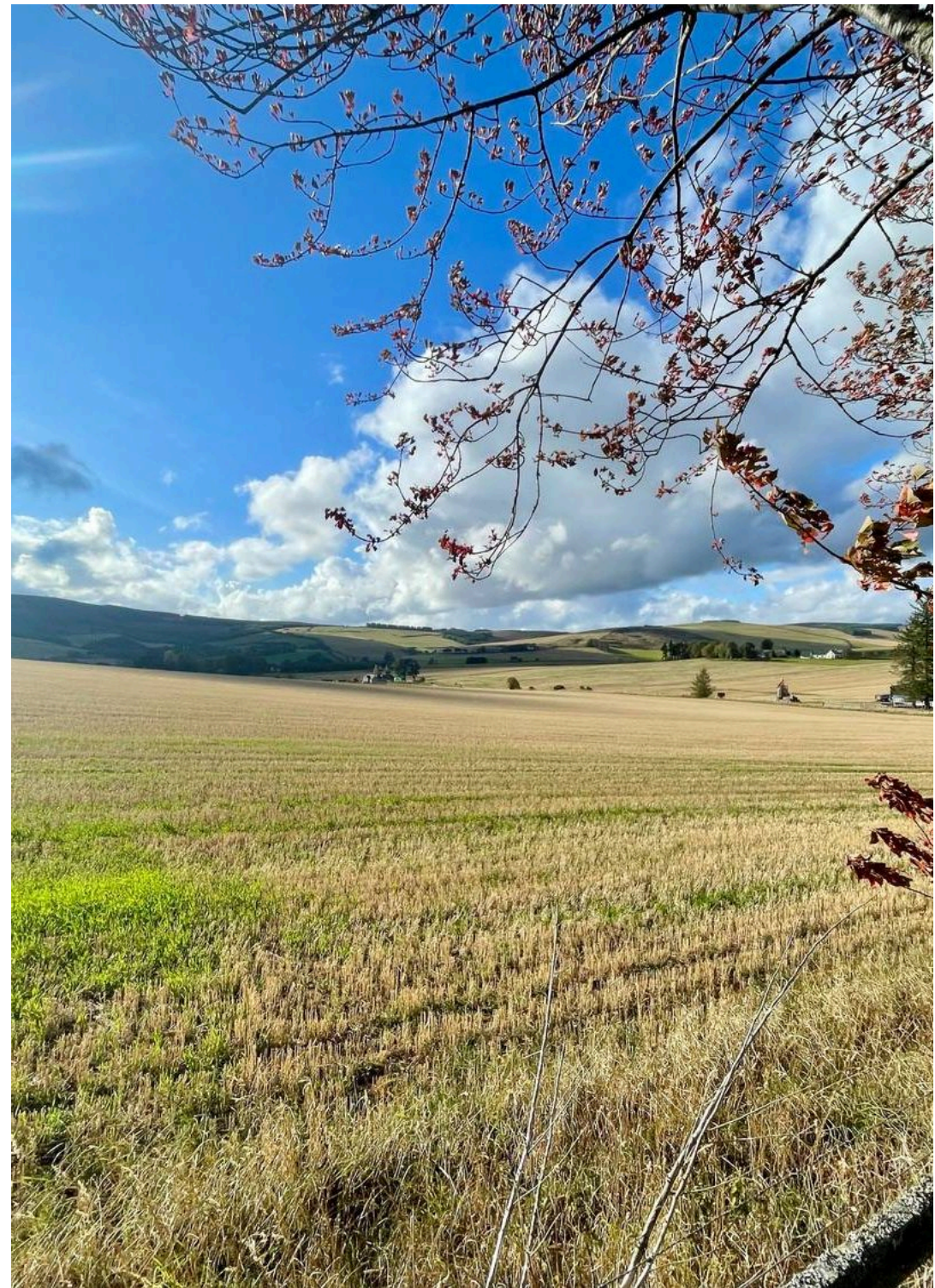
Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- IMPRESSIVE FIVE/SIX BEDROOMED RURAL HOME.
- AIR SOURCE HEAT PUMP.
- 15 SOLAR PANELS.
- COMFOAIR HEAT RECOVERY SYSTEM.
- TWO WOOD BURNING STOVES.
- PRIVATE AND VERY SECLUDED LOCATION.







Vestibule

14' 3" x 5' 0" (4.34m x 1.52m)

A bright entrance with fully glazed door leading to the main hallway, large storage cupboard and ample space for seating and outerwear storage. The floor is finished in an aged wood effect Amtico flooring.

Hallway

29' 1" x 6' 3" (8.86m x 1.90m)

A delightful and very welcoming hallway where you are introduced to the quality finish and very clever design of the property with period style oak doors and soft coloured wood panelling. Additional light is provided by the central roof window and the stair with central carpeting leads to the upper accommodation. There is a further storage cupboard and the wood effect flooring continues.

Kitchen/Diner

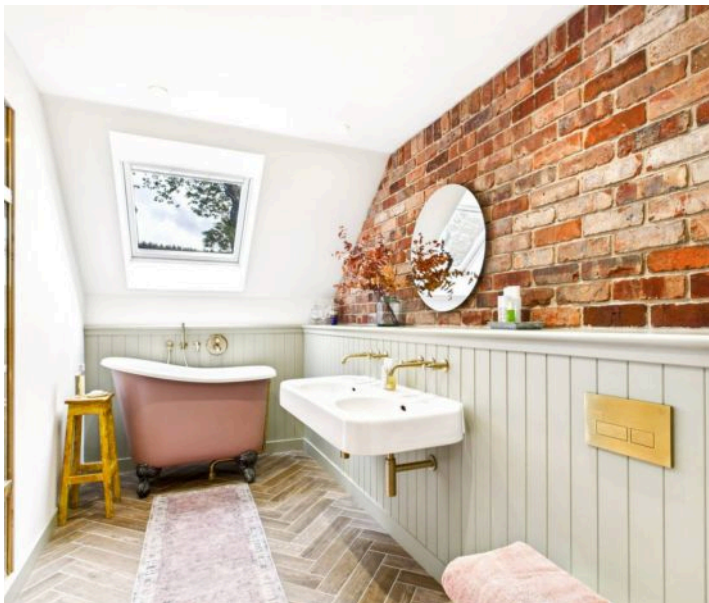
26' 1" x 20' 0" (7.96m x 6.10m)

The perfect family hub that really does offer the wow factor. Fitted with a wide range of quality units in white and grey with pale quartz work surfaces, it is set around a very impressive central island that provides the ideal preparation and cooking space along with informal dining if required. The extra large "Shaw's" Belfast style sink has a gold mixer tap, boiling water facility and flexible pull out spray. Integrated appliances include large induction hob with downward extraction, two eye level, self cleaning ovens, Rangemaster microwave, warming drawer and dishwasher. There is also a refurbished electric AGA in cream and within the Island there are also two pull up power points with wireless charging pads and the aged wood effect flooring continues.

Pantry

7' 5" x 4' 0" (2.25m x 1.22m)

A superb walk in pantry that would satisfy any keen home chef, accessed from the kitchen via a sliding pocket door. There is ample space here for a range of free standing shelving to store food items or small appliances.



Utility Room

GARDEN

The generous grounds are a blank canvas to create the perfect outdoor space to relax and enjoy the wonderful views.

DRIVEWAY

6 Parking Spaces

The private tree lined driveway gives access to extensive parking with space for several vehicles.





Approximate total area⁽¹⁾
207.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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