





This impressive four bedroom detached house offers versatile and spacious accommodation, thoughtfully designed to meet the needs of modern family living. The highlight of the property is the main suite, which is exceptionally generous in size and offers flexible use as a large bedroom with a comfortable lounge area, complete with ensuite and dressing rooms. Alternatively, this suite could serve as an impressive entertaining space, with direct access to the outside deck area via patio doors. The family bathroom is finished to a high standard, featuring a distinctive freestanding double ended bath and a separate walk-in shower for added luxury. The property benefits from an additional plot of land, attached and accessible via a separate road, which presents a range of flexible uses such as vehicle storage or additional garden space. A large garden cabin, currently configured as an entertaining space with bar and seating, is well insulated and offers the potential for use as a home office or business space. The house is complemented by a large driveway with ample space for several vehicles, as well as a double garage with power and a floored attic space.

The outside space is equally impressive, with a substantial garden that wraps around the property and provides a perfect setting for outdoor relaxation and family gatherings. The decked area, accessible directly from the main suite, creates an ideal spot for al fresco dining or morning coffee while enjoying the peaceful surroundings. The additional plot of land further enhances the appeal of the property, offering scope for a variety of uses depending on your requirements, whether that be extending the garden, creating a dedicated play area, or exploring development opportunities. The well maintained garden cabin adds another dimension to the outdoor space, serving as a fantastic venue for entertaining guests or providing a quiet retreat for work or hobbies. Mature planting and established boundaries ensure a sense of privacy and seclusion, while the extensive driveway and double garage make parking and storage both convenient and secure. This property represents a rare opportunity to acquire a substantial home with exceptional flexibility and potential, both inside and out.

Tenure: Freehold

Council Tax Band: E

Factor Fee's: None

EPC: D

Lounge

16' 10" x 16' 5" (5.13m x 5.00m)

Spacious bright lounge with patio window leading to substantial balcony, with steps to garden. The patio window offers views over adjacent fields and woodland to the Auchterderran golf course. Neutral decor and carpet flooring. An excellent space, equally suitable for relaxing or entertaining guests.

Dining Room

11' 9" x 10' 2" (3.59m x 3.10m)

Bright, neutrally decorated room with carpet to the floor. Access to the kitchen is via a feature hexagonal doorway. A patio door leads to a substantial balcony overlooking the garden and fields and woodlands beyond. A feature stairway, defined by a contemporary balustrade, leads to the main suite downstairs. A spacious family or entertaining space.

Kitchen

13' 5" x 12' 8" (4.09m x 3.86m)

A well equipped kitchen with ample storage and working space. Worktops and cupboards to four sides. Space for a washing machine and fridge. There is a built in fridge, electric hob and oven. One and a half sink with drainer and mixer tap, in front of window overlooking the grounds to the side of the house. Door to exterior and feature doorway leading to the dining room. Neutral decor and wood effect laminate flooring.

Hallway

21' 9" x 10' 6" (6.62m x 3.21m)

A glazed main door with glazed panels to each side and above the door, leads in to a bright, welcoming and roomy hallway, which leads to the Lounge, Kitchen, Family bathroom and Bedrooms 1, 2 and 3. The hallway is formed around a large central storage cupboard, which contains the central heating boiler, hot water tank and additional storage. An access hatch leads to the attic space.



Family Bathroom

12' 6" x 10' 0" (3.82m x 3.06m)

Exceptionally spacious bathroom with walk in shower and double ended free standing bath. Matching tiles to floor and all walls.

Bedroom 1

14' 6" x 12' 6" (4.42m x 3.81m)

Spacious bedroom with fitted, mirror front wardrobes extending along one wall. Ample space for dressing table and drawer unit and additional furniture if required. Neutral decor and carpet flooring. Window overlooks grounds to the side of the house.

Bedroom 2

15' 9" x 10' 10" (4.80m x 3.29m)

Spacious bedroom with fitted wardrobe extending the full length of one wall. Ample room for dressing table and chests of drawers plus additional furniture is desired. Neutral decor and carpet flooring. Window overlooks driveway to the side of the house.

Bedroom 3

12' 2" x 8' 0" (3.71m x 2.43m)

Bright bedroom, with window overlooking the driveway to the side of the house. Ample room for bed and storage. Neutral decor and carpet to the floor.

Office Space

12' 5" x 6' 7" (3.78m x 2.00m)

The office space is located below the staircase which leads from the dining room to the main suite. The office space offers flexible options for use as an office, storage area, or other uses, as suits the new owner. Measurements include stair area. The space is neutrally decorated with carpet flooring.



Main Suite

27' 0" x 16' 10" (8.22m x 5.14m)

An exceptional space within this house. This large bright space offers a range of options with respect to usage. The new owner could continue to use the room as a bedroom, with lounge area. The Main suite, on its own, is larger than some full properties we have sold!. The patio doors lead directly to the decking area to the rear of the house. This feature offers the opportunity for access and egress without having to go through other areas of the house. Ideal if the new owners use this room for summer entertaining. The Main Suite could be used as an entertaining space, with room for large gatherings and the opportunity to combine inside and outside space, via the patio doors. An ensuite shower room and dressing room are accessed directly from the Main Suite. The room has neutral decor and carpeted flooring.

En-suite Shower Room

7' 8" x 6' 6" (2.33m x 1.98m)

The en-suite shower room is fully tiled with two heated towel rails. This room benefits from a large walk in shower.

Dressing Rooms

20' 6" x 5' 11" (6.24m x 1.80m)

The twin dressing room areas are accessed from the Main Suite, via a feature Octagonal doorway. Each of the dressing rooms contains space for multiple wardrobes or shelving units or dressing tables. The space is decorated in neutral colour and carpet flooring.



Cabin / Bar

23' 4" x 11' 3" (7.10m x 3.42m)

A timber building in the garden, used as a bright entertaining space with power and a bar. Two double glazed windows provide good daylight illumination, augmented by several roof lights. The building is insulated with finished interior walls. Decorated in neutral colours with wood effect laminate flooring. The Cabin may be accessed via the decking area from the main house, or by a pathway to the side of the house. As an alternative to the current use as an entertaining space, this building could readily be used as a stand alone office or workshop space for anyone operating a business from home, or for hybrid working.

Garage

19' 8" x 18' 2" (6.00m x 5.54m)

The garage offers space for two family cars, or as a workshop area. Supplied with electrical power and lighting, the garage also benefits from a floored attic space, accessible through a hatch in the garage.

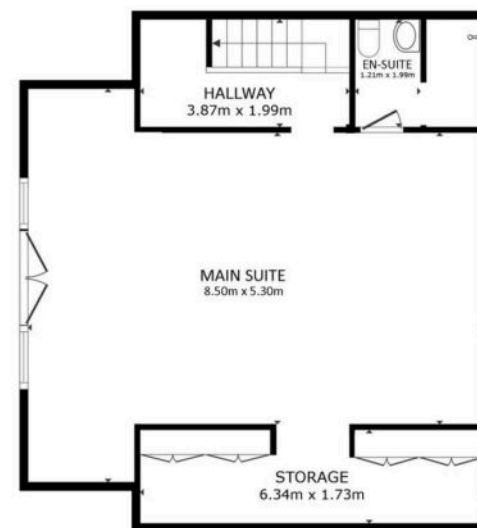
Additional Land

The property is sold with an additional plot of land beyond the fenced garden area. The plot may be accessed either through the garden, via the existing gate, or via a separate roadway access, leading to this plot and the fields beyond. The most recent use has been to store vehicles and materials. These will be removed from the site before completion of the sale. The plot offers scope for a range of future uses, including extending the existing garden, storage for vehicles, boat, caravan, motorhome etc. Potentially, the plot could be developed for housing. However, this option has not previously been explored.

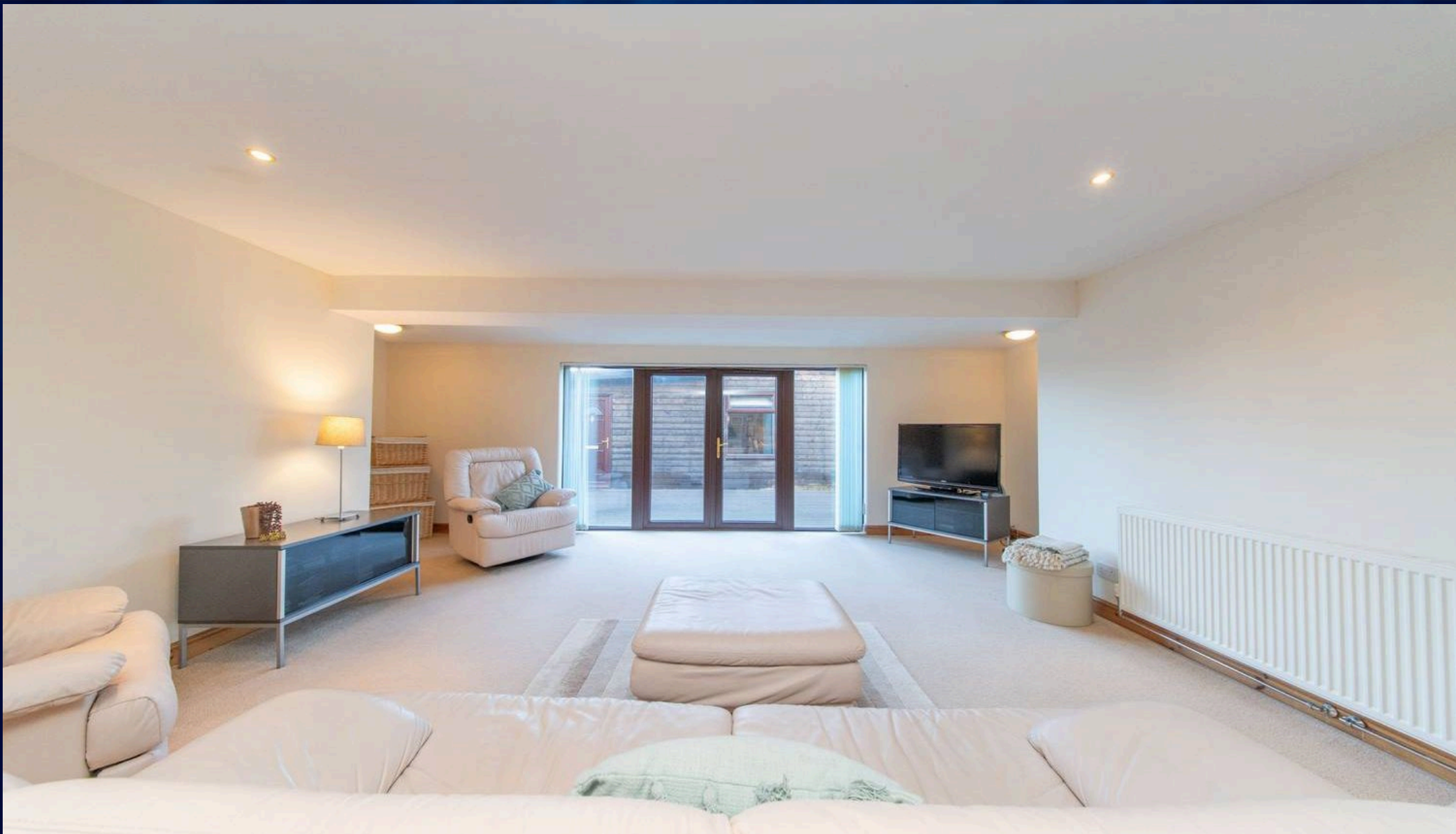




FLOOR 2



FLOOR 1



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01506 418555 • remax-property@remax-scotland.homes • www.remax-property.net



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