



Anvil House

Dinnet, Aberdeenshire AB34 5LW



mackinnons
solicitors



The main entrance to Anvil House is via the front door which leads to a bright and welcoming hallway where the staircase ascends to the upper floors.

The lounge and dining room are both south facing rooms overlooking the property frontage, the lounge benefits from a double aspect and has a feature fireplace set in a cast iron and tiled surround with wooden mantel above. Next to the east facing window is a recessed bookcase. Across the hallway from the lounge is the dining room with a connecting door to the kitchen.

The kitchen is fitted with a range of cream base and wall units with co-ordinating worktops and contrasting green tiled splashbacks. There is space for free standing appliances and plumbing for a dishwasher, a second door gives access to the main hallway.

Off the rear hallway is a large utility room where there is extensive storage available as well as worktop space, a sink, pulley clothes driers, space for free standing white goods, a pantry and the central heating boiler.

Across the hallway from the utility room is a shower room with shower, WC, wash hand basin, heated towel rail and window.

With a stove set on a tiled hearth with a solid granite surround, the family room is a cosy and inviting room with a window to the side and glazed doors into the triple aspect conservatory which gives access out to the easterly side garden.

Anvil House is a five bedroom, four public room, detached home offering well proportioned accommodation spanning two and a half floors. With an elegant lounge and dining room to the front and a cosy family room and conservatory to the rear, the well laid out living accommodation provides ample space for both formal and informal usage, with a room for every occasion.

The property is further enhanced by a garage and parking to the rear as well as front and side gardens.





Returning to the main entrance hallway, the staircase climbs to the sleeping accommodation. A mezzanine floor houses two double bedrooms and the family bathroom which has a bath with shower above, WC, wash hand basin, heated towel rail and window.

Stairs continue to the upper floor where there are three further double bedrooms, the principal bedroom and bedroom three are both served by en-suite shower rooms. The two smaller bedrooms on this floor are linked by a door and each room is also accessible from the upper landing.

It is worth noting that there is excellent fitted storage available in each of the hallways and the upper floor has a central box room with a sky light.



To the front of Anvil House there is a low maintenance area of garden which provides access to the front door and round each gable end. Along the westerly gable, you pass firewood storage areas and come to a bespoke wooden gate which opens into a secluded and sheltered deck with a lovingly tended garden beyond. The house is accessible from this part of the garden via a door to the ground floor rear hallway.

Continuing along the westerly gable is a wooden shed, a door for foot access to the garage and a gate. Beyond the gate, the oil tank is located just behind the generous parking area which is in front of the garage with electric vehicle charger and tap close by. A gate takes you into the easterly garden where the conservatory is accessible from and a pathway continues to the front garden.



Terms

Council Tax
Band G

EPC
Band E

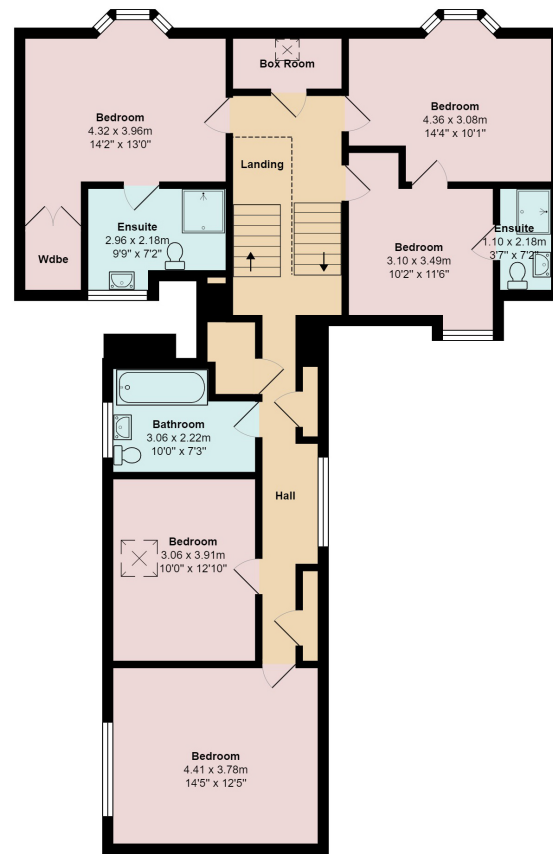
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- Mains Water and Drainage
- Five Bedrooms, Four Public Rooms, Two En-Suites
- Gardens
- Garage and Parking



These particulars are intended to give a fair representation of the property and whilst every care has been taken in their compilation they are not guaranteed and do not form part of any contract. Areas, measurements and distances are given only as a guide and any plans are for identification only and are not to scale.