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**3 WHEATLAND
PITMEDDEN, AB41 7GG**



Four Bedroom Detached Bungalow with Conservatory & Single Garage

- Lounge/Dining Area, Dining Kitchen, Conservatory, Office & Utility Room
- Master Bedroom with En Suite, Three Further Bedrooms & Bathroom
- DG & Oil CH
- Gardens to Front, Side and Rear
- Ideal Family Home

Offers Over £305,000

Home Report Valuation £310,000

www.stewartwatson.co.uk

TYPE OF PROPERTY

Occupying a generous corner plot and forming part of a well-established residential area of Pitmedden, within a short walk of the local primary school and amenities, well placed for commuting to Dyce, Bridge of Don, Aberdeen Airport and the City, we offer for sale, this Four Bedroom Detached Bungalow with Single Garage. The property benefits from Double Glazing and Oil Central Heating. Accommodation comprises Entrance Vestibule, Hallway, Lounge/Dining Area, Dining Kitchen, Utility Room, Conservatory, Master Bedroom with En Suite, Three Further Bedrooms, Office and Family Bathroom. Outside, a driveway provides off street parking and leads to the single garage. Gardens to front, side and rear.

ACCOMMODATION

Entrance Vestibule

The property is entered via UPVC front door with glazed side panels and leads into the entrance vestibule. Meter cupboard, central heating radiator and Laminate flooring. Glazed door to Lounge.

Lounge/Dining Area 20' 1" x 13' 1"

(6.12m x 3.99m)

With large picture window overlooking the front of the property, the well-proportioned lounge offers space for a variety of furniture and can accommodate a dining table and chairs. Two Central heating radiators and fitted carpet. Access on open plan to the Dining Kitchen, Conservatory and Hallway.



Dining Kitchen

19' 2" x 10' 6"

(5.84m x 3.20m)

Overlooking the garden to the rear of the property and fitted with a good range of base and eye level units, incorporating a 1 ½ bowl stainless steel sink with Quooker instant hot tap, splashback, coordinating granite work surfaces and breakfast bar. The units further incorporate an induction hob with extractor above, double oven, dishwasher and space for fridge/freezer. Solid wood flooring. Patio doors to conservatory



Conservatory

12' 0" x 7' 9"

(3.66m x 2.36m)

This well-appointed room located off the dining kitchen has deep silled windows on three side allowing an abundance of natural light. Central heating radiator and tiled flooring. Glazed door gives access to a decked area.



Utility Room

12' 1" x 5' 0"
(3.68m x 1.52m)

Located off the hallway and fitted with shelving and incorporating a stainless steel sink, splashback tiling and coordinating work surfaces. Space for appliances. Tiled flooring. Integral door to garage, door to rear patio.

Hallway

The T-shaped hallway gives access to most of the accommodation. Storage cupboard incorporating shelf space. Two central heating radiators and fitted carpet. Loft access hatch.

Master Bedroom

18' 3" x 12' 5"
(5.56m x 3.78m)

A generously proportioned bedroom located to the rear of the property and benefiting from wall to wall built in wardrobes incorporating hanging rail and shelving. Central heating radiator and fitted carpet.

**En Suite Bathroom**

13' 1" x 8' 8"
(3.99m x 2.64m)

Fitted with a coloured suite comprising w.c., wash hand basin together with shower cubicle and sunken Jacuzzi style bath. Central heating radiator and vinyl flooring.



Bedroom 2 **10' 5" x 9' 3"**
(3.18m x 2.82m)

Located to the front of the property this double bedroom benefits from fitted furniture. Central heating radiator and fitted carpet.



Bedroom 3 **10' 2" x 9' 3"**
(3.10m x 2.82m)

A double bedroom located to the front of the property and benefiting from built in wardrobes incorporating hanging rail and shelving fronted by mirrored sliding doors. Central heating radiator and fitted carpet.



Bedroom 4 **10' 4" x 10' 4"**
(3.15m x 3.15m)

Over looking the side of the property a further double bedroom with space to accommodate a variety of furniture. Central heating radiator and fitted carpet.



Office **10' 2" x 6' 1"**
(3.10m x 1.85m)

Located to the side of the property, ideal for home working. Central heating radiator and fitted carpet.



Bathroom **8' 2" x 7' 4"**
(2.49m x 2.24m)

Fitted with white suite comprising w.c., wash hand basin, bath and separate shower enclosure. Central heating radiator and tiled flooring.



OUTSIDE

A driveway provides off street parking and leads to the single garage with up and over door. The property is set within well maintained gardens to the front, side and rear incorporating a variety of bushes, shrubs, grass, slabbed patio and stone chips, wrap around decking area with feature pond. Garden shed & Oil tank.



SERVICES

Mains electricity, water, drainage and oil central heating.

ITEMS INCLUDED

The usual heritable fixtures and fittings are included. All floor coverings, light fittings, curtains and blinds will remain.

Council Tax Band F

EPC Band D

Entry By arrangement

Viewing

By contacting our Oldmeldrum Office on 01651 872314 to arrange an appointment.

Email

oldmeldrum.property@stewartwatson.co.uk

Offers

All offers should be submitted in writing to our Oldmeldrum Office.

LOCATION

Pitmedden is an attractive village which has grown over the years and offers a local shop, cafe, primary school and health and community centre, with secondary education available at nearby Oldmeldrum. With Aberdeen city and Aberdeen Airport within commuting distance it makes a good commuter base.

Reference

Oldmeldrum/SB/C24

FREE VALUATION – We are pleased to offer a free and without obligation, valuation of your property.
Contact Property Department at any of our offices.

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