

**4 Orchard Grove,
Udny, Ellon, AB41 6RJ**

**Price Over
£340,000**

ASPC ref : 353504

 5  2  2 180 m² EPC **D** Council Tax Band **F**



Arrange a viewing

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(Raeburn Christie Clark & Wallace)

Raeburn Christie Clark & Wallace

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Property features:

 Central heating	 Garage	 Garden	 Parking
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This outstanding **five bedroomed detached dwellinghouse** with integral garage is situated within the charming rural village of Udny Station and within easy commuting distance of the city. Tucked at the corner of a small, child friendly cul-de-sac of individually designed and constructed homes, it offers a wealth of accommodation which would ideally suit a family looking to acquire a modern home, and benefits from hardwood double glazing and oil fired central heating. Large, well placed windows offer splendid views across the front and allow a great deal of natural light to flood into the home, which is further complemented with quality flooring and modern décor. The property stands within fully enclosed extensive gardens of approximately ½ an acre which have been well maintained and a tarred driveway offers ample off-street parking. The accommodation comprises a magnificent formal lounge, a well appointed, upgraded kitchen/family room, dining room, utility room, cloakroom/w.c. and double bedroom on the ground floor, and a galleried hall leads to the four double bedrooms, family bathroom and shower room on the upper floor. Viewing is essential to fully appreciate this most enviable family home, together with its superb location and excellent outlooks.

Udny Station is a quiet, rural village with a strong community spirit and lies within easy commuting distance of Bridge of Don, Aberdeen

and Dyce. There is a doctor's surgery in the village. Primary school children could attend Cultercullen Primary School which is situated approximately 2 miles away. There is also a reputable nursery/pre-school and 2's group in the village. There are excellent secondary schools at Oldmeldrum and Ellon Academy Community Campus. Affording the opportunity of residing in tranquil country surroundings, away from the pressures of the city, it also benefits from being only approximately 7 miles from the larger town of Ellon with all its' amenities.

Vestibule A spacious vestibule, fitted with ceramic floor tiles and giving access to the hall.

Reception Hall A welcoming hall, fitted with natural wood veneer and glazed Georgian style inner doors and finished with a beige carpet. Hardwood balustrade staircase to upper floor. Built-in cupboard for coats and general storage.

Lounge 18'4" x 13'6" [5.62m x 4.15m] approx. A bright and airy room, beautifully appointed to appreciate the splendid views across the cul-de-sac and open countryside beyond. Presented in neutral tones and fitted with a beige carpet, it affords ample space for furniture and incorporates an oak fireplace with marble inlays and hearth and inset living flame LPG gas fire.

Dining Room 12'4" x 9'0" [3.79m x 2.75m] approx. Accessed off the kitchen, this formal dining room offers ample space for furniture and is fitted with oak flooring. Window to side.

Kitchen/Family Area 23'5" x 10'8" [7.15m x 3.30m] approx. A well appointed room, located to the rear and giving access to a paved seating area. The kitchen is fully fitted with an excellent range of cream storage cabinets at wall and base level and includes a glazed dresser unit and under unit lighting. The generous runs of co-ordinating oak worktops incorporates rustic stone tiled surrounds and co-ordinating flooring. 1.5 bowl granite sink and chrome mixer tap. The Rangemaster cooker and canopy extractor are available to purchase under separate negotiation, together with the larder style fridge/freezer and the dishwasher.

Utility Room 9'8" x 5'8" [3.00m x 1.76m] approx. Fitted with the same cabinets and worktops as the kitchen, incorporating rustic tiled surrounds and co-ordinating flooring. Plumbed for automatic washing machine and vented for a tumble dryer. Integral door to garage. 1.5 bowl charcoal granite sink and chrome mixer tap.

Double Bedroom 5 12'5" x 9'8" [3.83m x 3.00m] approx. A bright room, offering splendid views across the front. Presented in neutral tones and fitted with laminate flooring, it incorporates built-in wall to wall mirrored door wardrobes.

Cloakroom/W.C. 9'7" x 3'1" [2.97m x 0.95m] approx. Fully tiled throughout and fitted with tiled effect flooring, incorporating a white two piece suite. Extractor.

Galleried Hall A spacious, galleried hall, carpeted and giving access to the remainder of the accommodation. Access hatch to loft. Walk-in cupboard housing the hot water tank.

Master Bedroom 16'3" x 14'1" [4.96m x 4.43m] approx. at longest into door This well appointed room boasts tremendous views across Aberdeenshire and allows ample space for furniture. Carpeted and presented in neutral décor, it also incorporates an extensive range of built-in mirrored door wardrobes, fitted with ample hanging rails and shelving. Hatch to loft space.

Double Bedroom 2 12'2" x 10'4" [3.73m x 3.18m] approx. A further well appointed room, enjoying splendid country views across the rear. Well presented in emulsion décor with a feature paper wall and beige carpet, with two built-in wardrobes.

Double Bedroom 3 12'4" x 7'7" [3.77m x 2.36m] approx. Offering pleasant views across the front and tastefully presented in a boy's theme.

Double Bedroom 4 12'3" x 7'6" [3.75m x 2.31m] approx. Stylishly presented in a girl's theme, located to the front.

Bathroom 9'2" x 8'4" [2.79m x 2.56m] approx. Bright and airy and fully tiled throughout, fitted with a white w.c., pedestal wash hand basin, bidet and bath. Electric shaver socket. Velux window to rear.

Shower Room 10'0" x 5'1" [3.06m x 1.56m] approx. A fully tiled room, fitted with co-ordinating floor tiles and incorporating a white w.c., pedestal wash hand basin and self contained corner shower cabinet with glazed shower door. Velux window to side. Extractor. Electric shaver socket.

Integral Garage 24'3" x 11'7" [7.40m x 3.58m] approx. A spacious garage with up and over door, power and light. Window to side and access doors to garden and utility room. The fixed beech wood effect wall and base cabinets will remain. Central heating boiler.

Gardens The property is set on an extensive corner plot of approximately ½ an acre, tucked at the end of a small cul-de-sac with no-through traffic. The garden to the front is mainly laid to lawn and planted with established conifer trees and bushes. An extensive tarred driveway gives access to the garage and offers ample parking. Garden gates at either side give access to the remainder of the gardens. The gardens to the sides and rear are enclosed by high trees and stone dykes, affording a high degree of shelter and privacy. Mainly laid to lawn and well planted with shrubs and bushes, an extensive paved seating area offers an excellent spot for al fresco dining. The greenhouse, garden shed and playhouse will remain.

Directions From Aberdeen, follow the A90 Aberdeen/Peterhead road north and at the B&Q roundabout, turn left onto the B999 road signed Tarves/Potterton. Continue for approximately 10 miles, and turn right at the sign for Udhny Station and then turn left onto Orchard Grove. The property is situated at the end of the cul-de-sac, facing up the hill, as indicated by our for sale board.

Notes Oil central heating. Double glazing. EPC=D. Drainage to a septic tank. Mains water supply. All fitted floor coverings and blinds to remain.

View this property on [aspc.co.uk](https://www.aspc.co.uk):

<https://www.aspc.co.uk/search/property/353504/4-Orchard-Grove/Ellon/>

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