

**Mabuhay, Crichneyled Road,  
St. Katherines, Oldmeldrum, AB51 8SN**

**Price Around  
£245,000**

ASPC ref : 355039

 4  2  2 132 m<sup>2</sup> EPC **D** Council Tax Band **E**



**Arrange a viewing**

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Property features:



Enjoying a secluded sunny aspect within the small hamlet of St Katherines, this attractively presented **three/four bedroomed detached bungalow with sun lounge and garage** occupies a generous plot. The accommodation, some recently upgraded includes the entrance vestibule and the long hallway which leads to the lovely lounge with picture window and the hobby room/bedroom off which is ideal for guest accommodation with a pull down bed. The fully fitted kitchen, recently replaced, will include the Rangemaster electric cooking system. The sun lounge enjoys a south westerly aspect and is ideal for entertaining with patio doors to the gardens. The master bedroom, with upgraded en suite shower room, overlooks the rear garden. There are two additional bedrooms and an upgraded family bathroom with double sized shower. Outside the driveway provides plentiful parking and leads to the garage which has a door to the rear garden. A gate at each side of the property leads to the enclosed south westerly facing garden at the rear. Viewing highly recommended.

Oldmeldrum, a short drive away, is a charming rural village designated as a Conservation area. It is well served by shops, hotels and services and is within easy commuting distance of Aberdeen, Inverurie and the Airport at Dyce. There is a primary school in the village with secondary education available at Meldrum Academy.

**Vestibule 6'2" [1.89m] approx. in length** The solid entrance door with security eye and side glazed panel leads into the vestibule which in turn gives a glazed door to the hallway. Matwell and wood effect laminate flooring which is carried through to some of the rooms.

**Hallway 26'5" [8.06m] approx. in length** The long hallway leads to most of the accommodation and is fitted with a built-in storage cupboard containing the fuse box and meter. There is an additional store cupboard at the end of the hallway.

**Lounge 18'3" x 11'10" [5.57m x 3.61m] approx.** Filled with natural light from the large picture window to the front overlooking the garden, this tranquil room is fitted with glazed doors to the hobby room/bedroom four. Concealed fittings and wiring for a wall mounted TV. TV, Sky and telephone connections.

**Hobby Room/Bedroom 14'9" x 9'4" [4.50m x 2.84m] approx.** This versatile room, located to the side of the property, is presently fully fitted out as a hobby room/office but contains a pull down concealed bed for guest accommodation. The wall shelving will remain. Ornate light fitting. Telephone point.

**Dining Kitchen 18'3" x 9'10" [5.56m x 3.00m] approx.** Recently upgraded, this bright dining kitchen includes long contrasting work surfaces with matching splashbacks and an abundance of white shaker style cabinets at high and low level to include the Rangemaster all electric cooking range, the double stainless steel hood, the American style fridge/freezer and integral dishwasher. The dining area provides ample space for a large table and chairs and includes patio doors to the sun lounge. An additional door leads to the utility room.

**Sun Lounge 11'4" x 10'8" [3.45m x 3.25m] approx.** This bright south westerly facing space, with polycarbonate roofing includes deep silled windows on three sides and French glazed doors to the garden and patio. Attractive floor tiling. TV point.

**Utility Room 9'7" x 4'11" [2.93m x 1.52m] approx.** This practical space with part glazed door and window to the rear, is fitted with units at high and low level and provides space for a washing machine and tumble dryer. Recently fitted carpet tiling.

**Master Bedroom 14'0" x 10'1" [4.27m x 3.09m] approx.** Bright south westerly facing double bedroom with window overlooking the rear garden and large built-in mirrored door wardrobe containing an abundance of hanging and shelving space.

**En Suite 8'10" [2.70m] approx. at longest** Elegant en suite, fully fitted with cream vanity units and the w.c. with concealed cistern below the window. The wash hand basin is below mirrored door storage cabinets and the recently upgraded extra large shower is lined with wet wall and includes an electric shower connection. uPVC ceiling. Downlighters. Ladder heated towel rail. Attractive high gloss floor tiling.

**Bedroom 2 11'11" x 9'9" [3.63m x 2.97m] approx.** Filled with morning sun through the wide window overlooking the driveway to the front, this spacious double bedroom includes a double built-in wardrobe.

**Bedroom 3 11'2" x 9'11" [3.40m x 3.30m] approx.** Also to the front enjoying the morning sun, this bright double bedroom includes wall to wall wardrobe accommodation accessed via two separate doors.

**Bathroom 9'11" x 6'8" [3.04m x 2.04m] approx.** Light, bright and elegant bathroom with high gloss floor tiling and a light pastel suite which includes the w.c., bidet and wash hand basin set within vanity storage units and double sized shower, recently upgraded with a mains connection adjacent. The bath is opposite. Ladder heated towel rail. uPVC ceiling with downlighters.

**Garage 23'10" x 11'0" [7.26m x 3.36m] approx.** The wide driveway provides parking suitable for large horse lorries, trailers and cars and leads to the garage which is equipped with an up and over door, power, light and water. Attic storage. External central heating boiler to the rear.

**Gardens** The low maintenance garden to the front includes a large lawn with mature shrubs. Gates at each side of the property lead to the enclosed rear garden which enjoys summer sun from lunchtime until late evenings. Bounded by tall conifers there is a large lawn and paved patio outside the sun lounge.

**Directions** Follow the B920 towards Banff beyond Oldmeldrum, and turn left in St Katherines marked Crichneyled. The property is the last bungalow on the right hand side.

**Notes** Oil fired central heating. Full double glazing. EPC=D. Mains water. Septic tank. All carpets, blinds, light fittings, the Rangemaster electric cooking range, the American style fridge/freezer and integral dishwasher are included. The fitted furniture in the hobby room/double bedroom will remain and the sun lounge furniture can remain if desired.

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

<https://www.aspc.co.uk/search/property/355039/Mabuhay--Crichneyled-Road/Oldmeldrum/>

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