Pinewood, Braiklay,

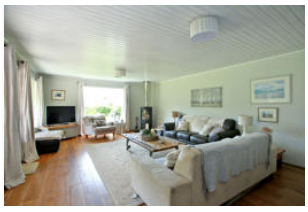
Tarves, Ellon, AB41 7NS

Price Over

£288,000

Under offer

3 2 2 137 m² EPC **D** Council Tax Band **F**



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Features Garden

Description

This immaculate detached three bedroomed bungalow occupies a prime setting within beautiful gardens and lies close to the picturesque hamlet of Craigdam on the outskirts of Tarves. The property has been beautifully altered by the current sellers to suit their family needs, providing an excellent level of accommodation. Benefiting from full double glazing and electric heating, the accommodation comprises a spacious vestibule with large store off, a well appointed central dining hall, immaculate lounge with French door opening out to a covered seating area, upgraded family sized kitchen, handy utility room, luxury refurbished bathroom and three double bedrooms, with en suite shower room to the master.

The established grounds of approx. 0.333 acres are well appointed to fully appreciate the splendid far reaching views, and fully stocked, offering a high degree of privacy and seclusion. With the new AWPR completed, the location of this property is within easy reach of the A90, taking you to the city and outskirts of Aberdeen and Dyce, together with the industrial estates to the west of the city and major

road links north and south. Affording all the benefits of a tranquil setting yet not isolated, early viewing is highly recommended to fully appreciate the quality and extent of accommodation on offer.

Tarves has seen considerable expansion in recent years but yet retains the character and charm of a country village. It lies approximately 6 miles west of Ellon and is within easy commuting distance of Aberdeen, Bridge of Don and Aberdeen Airport in Dyce. There is a primary school in the village with secondary education at Ellon or Meldrum Academy. The village is only some 2 miles from historic Haddo House with its extensive Country Park, providing ample recreational facilities.

Entrance Vestibule 9'8" x 9'7" [2.99m x 2.98m] approx. A welcoming hall, fitted with natural stone floor tiles. Glazed Georgian style door to dining hall. A large walk-in store with window to front offers excellent storage and houses the hot water cylinder and water filtration system.

Central Dining Hall 13'6" x 13'1" [4.16m x 3.99m] approx. A most attractive room, centrally located off the lounge and the kitchen, with part glazed doorway to inner hall. Overlooking the rear, it is fitted with engineered oak flooring and affords ample space for formal dining. A pine fireplace with inset stainless steel back panel and polished granite hearth houses a log effect electric fire and offers an imposing focal point.

Lounge 22'7" x 15'8" [6.93m x 4.81m] approx. This immaculate room is of excellent family proportions and is beautifully appointed to fully appreciate the splendid gardens and far reaching views beyond. Dual aspect picture windows ensures ample natural light floods into the room and a part glazed access door opens out to a well appointed covered seating area. Engineered oak flooring. A corner set cast iron wood burning stove set on a slate hearth with exposed flue affords an eye catching focal point.

Kitchen 13'6" x 10'8" [4.16m x 3.30m] approx. This beautifully created bespoke kitchen is fitted with a comprehensive range of grey storage cabinets at wall and base level and includes concealed under unit lighting, a pull out larder cupboard, integrated fridge and dishwasher. The generous runs of solid wood worktops incorporates a central island unit with additional storage cupboards underneath, and an inset twin bowl Belfast sink with brushed steel mixer tap. Window to side. Tiled effect flooring. The built-in electric hob, chrome extractor, fan assisted oven and oven/grill will remain.

Utility room 9'0" x 5'8" [2.75m x 1.77m] approx. Fitted with matching cabinets as the kitchen, incorporating co-ordinating worktops and a 1.5 bowl stainless steel sink with chrome mixer tap. Window to side and access door to garden. Plumbed for automatic washing machine. Tiled effect flooring.

Inner Hallway Fitted with laminate flooring and giving access to the remainder of the accommodation. Hatch to loft space.

Master Bedroom 13'6" x 10'2" [4.16m x 3.10m] approx. Of generous proportions and presented in neutral emulsion décor, fitted with a co-ordinating beige carpet, this well appointed room boasts far reaching views across the rear and offers ample space for free standing furniture. Built-in double wardrobe and shelved storage cupboard.

En Suite Shower Room 7'2" x 6'3" [2.20m x 1.91m] approx. A most attractive, upgraded shower room, incorporating an inset wash hand basin with white gloss storage cupboard underneath and tiled surrounds, w.c. and self contained double width shower enclosure with aqua panelled wet walls, rainfall shower and glazed shower door. Ceramic tiled floor. Opaque glazed window to rear. Extractor. Chrome upright radiator.

Double Bedroom 2 15'8" x 9'8" [4.81m x 2.98m] approx. An attractively presented room of generous proportions, finished in modern emulsion décor and fitted with a beige carpet. Built-in double

wardrobe. This room enjoys open views across the front of the property and offers space for free standing furniture.

Double Bedroom 3 13'2" x 9'8" [4.02m x 2.98m] approx. Double bedroom three again enjoys views across the countryside to the front. It is presented in emulsion décor and fitted with a beige carpet, incorporating a built-in double wardrobe and shelved storage cupboard.

Family Bathroom 9'8" x 5'4" [2.99m x 1.64m] approx. A fully refurbished bathroom, fitted with a white w.c, wall hung sink, bath with tiled surrounds, and a self contained shower cabinet with glazed shower door and aqua panelled wet walls. Upright chrome ladder radiator. Tiled effect flooring. Window to rear. Electric shaver socket.

Services Drainage to a shared septic tank. Mains water supply. Solar panels fitted in 2014 (annual income received).

Gardens The property affords a glorious country position on the edge of Tarves, and stands within well kept, established gardens extending to approx. 0.333 acres. The gardens are well screened along the boundaries by mature hedging and trees and are mainly laid to lawn incorporating well stocked walled shrubberies. Paved walkways take you round the gardens to a beautifully appointed covered seating area which has access off the lounge and affords an excellent spot for al fresco dining and admiring the glorious setting. Drying green to side. Two driveways and a car port offer ample parking facilities. Water tap. Included in the sale is a general purpose brick outhouse fitted with light, and garden shed.

Directions From Aberdeen travelling north along the A90 Aberdeen/Peterhead road, turn left at the B&Q roundabout onto the B999 Potterton/Tarves road. Continue along the B999 for approx. 14 miles passing straight through Potterton and Pitmedden and continue along until reaching Tarves. Continue through the village and at the small crossroads proceed straight ahead. The access road to Pinewood is on the right hand side, as indicated by our For Sale board. The property is on the left hand side as you turn onto the road.

Notes Electric heating. Full double glazing. EPC=D. All fitted floor coverings, curtains and light fittings to remain. Certain items of furniture are available to purchase under separate negotiation.

View this property here

https://www.aspc.co.uk/search/property/381468/Pinewood-Braiklay/Ellon/

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