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Residential

Tanglewood, Craigdam,

Tarves, Ellon, AB41 7NR

Price Over

£180,000

Under offer

2 2 2 **97 m²** EPC **D** Council Tax Band **D**

Contact Seller

Mrs Duncan

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Contact Solicitor

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Features Garage Garden

Description

Situated within the hamlet of Craigdam, we offer for sale this **Two Bedroom Detached Bungalow** with Garage located a short drive from the villages of Tarves and Oldmeldrum. The property benefits from double glazing, Oil central heating and the accommodation comprises of Entrance Hallway, Lounge, Sun Lounge, Dining Kitchen, Master Bedroom with En suite, further Bedroom and Family Bathroom. In addition to the ground floor accommodation, we understand that prior to the existing ownership, the loft space was converted and no planning permission was obtained for this conversion and as a result, the existing rooms upstairs cannot be used as habitable accommodation. Outside, a loc block driveway provides parking for two vehicles and leads to the single garage. The gardens lie to the front and side of the property. Although this property would benefit from modernisation, viewing is highly recommended to appreciate the accommodation that is on offer.

SERVICES Mains electricity, water, Oil Central heating and drainage to septic tank

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

LOCATION Tarves is a pleasant rural village with a strong community spirit. The village has a hotel, shops and an excellent primary school. Secondary education is provided at Meldrum Academy. The village is within easy commuting distance of Aberdeen City, Industrial Estates of both Dyce and the Bridge of Don and Aberdeen Airport.

Directions

On leaving Oldmeldrum take the A947 Aberdeen to Turriff road until you reach the roundabout at Meldrum House. Turn right onto the B970 Methlick road and continue for two miles until you reach the signpost for Craigdam and turn right. Continue up this road and follow the road to the top and turn left. Travel along this road for 1 ½ miles until you reach the signpost for Craigdam. Once in the hamlet of Craigdam travel until you see the sign for Tanglewood and turn right and the property is the second on the right clearly identified by our for sale sign.

Accommodation comprises

GROUND FLOOR

Entrance Hallway The property is entered via a half glazed front door which opens into the hallway and gives access to the lounge, dining kitchen, two bedrooms and family bathroom.

Lounge 15'7" x 13'5" (4.75m 4.09m) With bay window overlooking the front of the property, a particular feature in this room is the multi fuel stove set within a mixed granite fireplace and hearth making this an attractive focal point of the room. Television and telephone points, two central heating radiators and fitted carpet. French doors leading to sun lounge.

Sun Lounge A pleasant room with views over the garden and beyond. Television point, central heating radiator and laminate flooring. Patio doors leading to the garden.

Dining Kitchen 15'4" x 12'3" (4.67m 3.73m) The bright and airy kitchen has been fitted with a range of base and eye level units, incorporating a 1 ½ sink, splash back and coordinating work surfaces. The units further incorporate a gas hob and eye level oven. Space is provided for a washing machine, fridge

freezer and dishwasher. There is ample space to accommodate a dining table. Central heating radiator and vinyl flooring. Exterior door.

Master Bedroom 13'8'' x 10'1'' (4.17m x 3.07m) Located to the rear of the property, this good sized bedroom benefits from built in wardrobe, central heating radiator and fitted carpet. En Suite Fitted with white suite comprising large walk in shower unit, concealed W,C and wash hand basin set into vanity units with storage below. Central heating radiator and tiled flooring.

Bedroom 2 9'10'' x 9'9'' (3m x 2.97m) Located to the front of the property, this bedroom benefits from cupboard, central heating radiator and fitted carpet.

Bathroom 8'8'' x 5'4'' (2.64m x 1.63m) Fitted with white suite comprising WC, wash hand basin set into vanity units with storage above and below and bath. Ladder radiator and vinyl flooring.

FIRST FLOOR A staircase leads to the upper level. Central heating radiator, Velux window and fitted carpet. This area is split into three rooms.

Upstairs left 15'6'' x 7'5'' (4.72m x 2.26m) With fitted carpet, Velux window and built in wardrobe.

Upstairs left 8'3'' x 7'5'' (2.51m x 2.26m) With fitted carpet, Velux window and storage cupboard.

Upstairs Right 16'5'' x 9'9'' (5m x 2.97m) With fitted carpet and Velux window.

OUTSIDE The garden grounds are mainly laid out in grass and incorporate a selection of trees, bushes and shrubs. Wishing well and water feature. Patio area to the side is ideal for summer barbeques. In addition there is a large log cabin situated to the side of the property and a shed with coalbunker attached.

View this property here

https://www.aspc.co.uk/search/property/386782/Tanglewood-Craigdam/Ellon/

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