

Ardelve, Mid Haddo,
Fyvie, Turriff, AB53 8LB

Price Around
£285,000

Under offer

 4  2  3   160 m² EPC **E** Council Tax Band **E**



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Features  Garage  Garden

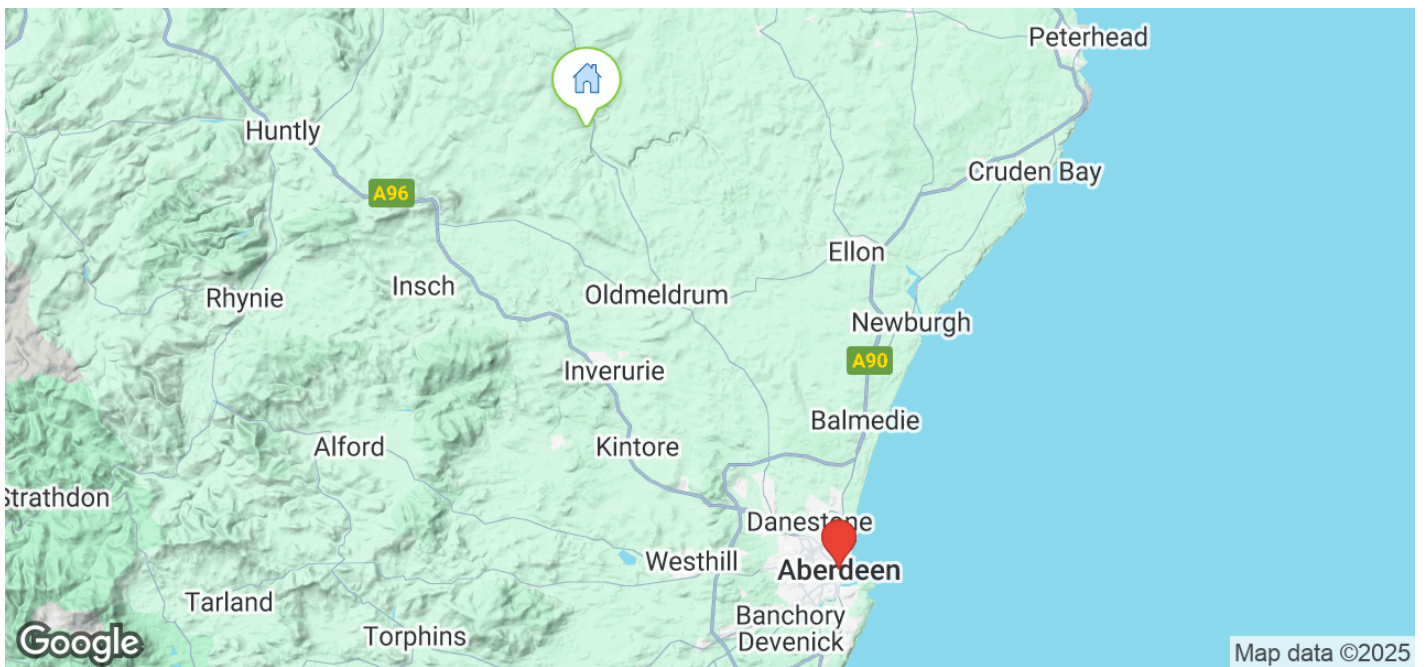
Description

This is a most attractive substantial **detached dwellinghouse** conveniently situated approx. 1 mile from Fyvie with a pleasant rural outlook. The property, which benefits from oil-fired central heating and double glazing has a large workshop/ garage and a large easily maintained garden.

Location The attractive village of Fyvie has a modern primary school, church and everyday shopping facilities, bowling green and other amenities including the historic Fyvie Castle, now a principal National Trust property. Dyce/Aberdeen is approx. 25 miles distant.

Directions

Take the A947 public road from Turriff towards Aberdeen. Once you pass through Fyvie Station turn right signposted Rothiebrisbane. Ardelve is the first property on the right hand side.



Accommodation comprises

(Ground Floor)

Front Hallway With two full length storage cupboards, fitted carpet and central heating radiator.

Lounge (27'10" x 11'3" / 8.26m x 3.44m) With attractive feature fireplace, wall cupboard, patio doors leading to the garden, fitted carpet and central heating radiator.

Kitchen (15'5" x 12'9" / 4.72m x 3.93m) With range of base and wall units and breakfast bar, Hotpoint electric oven and Hob, Miele washing machine, Hotpoint tumble dryer and Hotpoint fridge/freezer, carpet tiles and central heating radiator.

Master Bedroom (14'11" x 10'4" / 4.30m x 3.16m) With fitted bedroom furniture, fitted carpet and central heating radiator.

Bathroom (8'2" x 5'6" / 2.49m x 1.70m) With bath, wash-hand basin with vanity unit, W.C., usual bathroom fittings, carpet tiles and central heating radiator.

Shower Room Situated at the back door with shower, wash-hand basin, W.C., usual shower room fittings, vinyl flooring and central heating radiator.

Office (9'6" x 6'3" / 2.92m x 1.92m) With carpet tiles and central heating radiator.

(First Floor)

Landing With three storage cupboards, fitted wardrobe and fitted carpet.

Bedroom (15'9" x 11'7" / 4.84m x 3.56m) Currently used as a sitting room, with fitted carpet and central heating radiator.

Bedroom (12'11" x 9'4" / 3.69m x 2.86m) With fitted mirrored wardrobes, fitted carpet and central heating radiator.

Bedroom (12'5" x 10'4" / 3.81m x 3.16m) With fitted wardrobes, fitted carpet and central heating radiator.

Shower Room (9'6" x 7'6" / 2.92 x 2.31m) With shower, wash-hand basin with vanity unit, W.C., heated towel rail, usual shower room fittings and vinyl flooring.

(Outside)

Workshop, Garage and Garden There is a substantial workshop/ garage (32'8" x 39'3"/ 10m x 12m) with electricity supply, wash hand basin, w.c., part floored loft, ample boxed shelving and concrete floor. This building could be used for a variety of purposes. The driveway provides ample space for parking. The garden is well laid out with trees, hedging, a variety of bushes, grass, a vegetable plot and shrub borders. There is also a lean to greenhouse attached to the house.

(Other Information)

All fitted carpets, floor coverings, curtains, blinds and light fittings are included.

View this property here

<https://www.aspc.co.uk/search/property/339578/Ardelve-Mid-Haddo/Turriff/>

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