

Salmon Lodge, Methlick, Ellon, AB41 7JE

Fixed Price
£320,000

 5  2  3   256 m² EPC **E** Council Tax Band **F**



Contact Solicitor

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Features  Garage  Garden  Land

Description

We are delighted to offer for sale this extremely spacious **5/6 bedroomed dwelling house** situated in a rural location around 4 miles from Methlick. The property was completed to a high standard around 23 years ago and is presented in a lovely condition throughout with good quality floor coverings. The property boasts generous room sizes, ample storage space, sockets and TV points. It also benefits from double glazing, oil central heating and radiators in all the rooms.

The accommodation comprises, on the ground floor, Entrance, Study/ Bedroom 6, Dining Room, Lounge, Dining Kitchen, Utility Room, Wet Room and Bedroom 5. On the upper floor there is a large Landing/Sitting Area, Master Bedroom with En-Suite, 3 further Bedrooms and Family Bathroom.

Outside there is a large sweeping driveway capable of accommodating several cars leading to the Double Garage. The entire garden surrounding the property is landscaped and comprises of shrubs, mature trees, decking area and lawns. The garden extends to approximately 3 acres which is ideal for the those with horses or ponies.

Office/ Bedroom 6 3.35m x 3.77m approx. This useful room is currently used as an Office but could be used as Bedroom 6, offering ample space for a range of furnishings. This room has windows overlooking the side and the front of the property.

Dining Room 5.71m x 3.64m This impressive Dining Room is perfect for entertaining with a window over looking the side of the property and double doors leading into the Lounge.

Lounge 7.21m x 6.05m approx. This stunning room features patio doors giving access to the garden. A further large picture window ensures ample natural light. Open coal fire set in traditional surround.

Shower Room/Wet Room 2.28m x 2.35m approx. Double glazed obscure window to front, wall mounted shower, white wc and wash hand basin, tiled flooring.

Bedroom 5 3.17m x 3.41m approx. A spacious Double Bedroom with window overlooking the front of the property. A double fitted wardrobe provides ample shelf and hanging space.

Dining Kitchen 6.44m x 3.63m approx. This Dining Kitchen is fitted with an extensive range of base and wall units with contrasting worktop, stainless steel sink with mixer tap, gas hob, electric oven and dishwasher. Patio doors lead out to the decking area. Door leads to the handy Utility Room.

Utility Room This handy Utility Room is fitted with base and wall units and large cupboard providing ample storage, stainless steel sink and space for washing machine and tumble drier. Integral door leads to the Double Garage.

Double Garage This spacious Double Garage has an up and over door, cupboard housing the central heating boiler, power and light. Rear door.

A solid wood open tread staircase leads to the upper floor where there is a large seating area and large double cupboard housing the water tank. Master bedroom with en-suite, 3 further Bedrooms and Family Bathroom.

Master Bedroom 4.15m x 4.43m approx This is a most attractive and generously proportioned room which has patio doors leading onto a balcony enjoying spectacular views across the rear garden. Fitted with wall to wall wardrobes and a large walk in cupboard.

En-suite Bathroom Fitted with a grey four piece suite comprising w.c, wash hand basin, bath and bidet.

Bedroom 2 5.03m x 3.22m approx An exceptionally light and airy Double Bedroom with windows over looking the side and the front of the property. Two single wardrobes provide excellent storage.

Bedroom 3 3.94m x 2.73 approx Single Bedroom with a single fitted wardrobe and window over looking the side of the property.

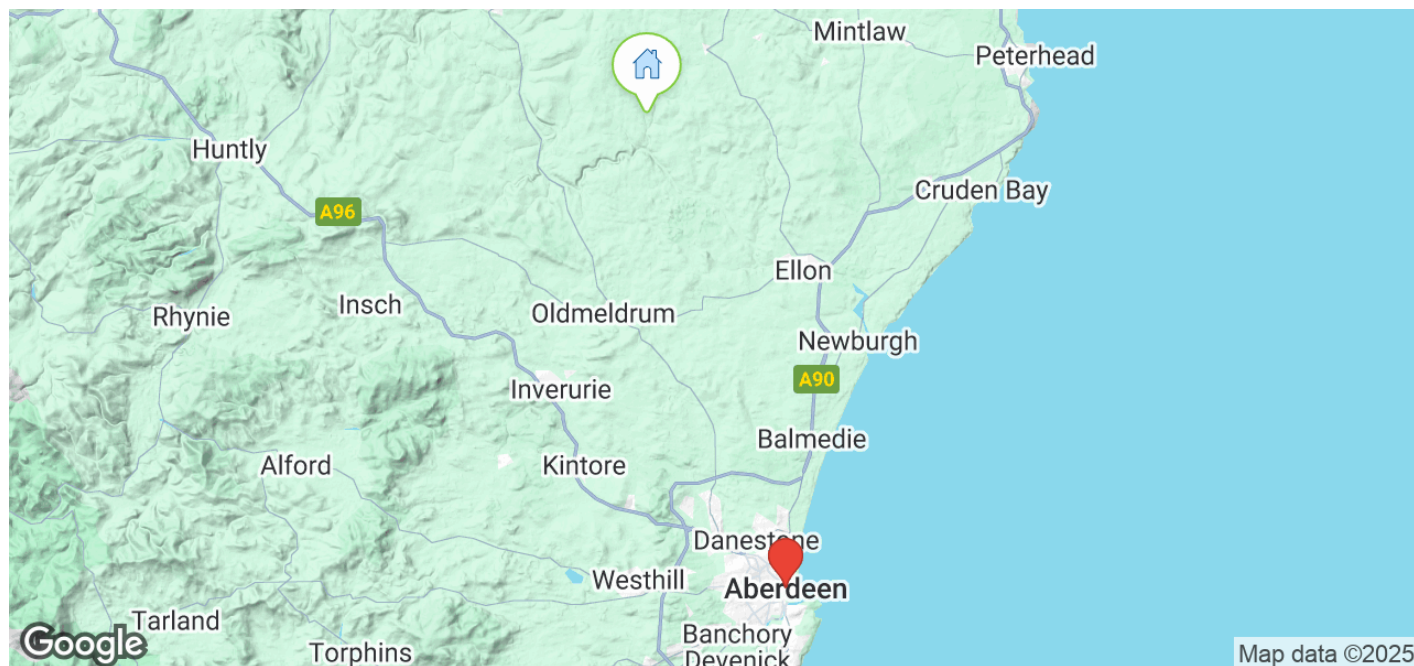
Bedroom 4 3.94m x 3.73m approx A good sized Double Room with single fitted wardrobe and window over looking the side of the property.

Family Bathroom. Fitted with a white four piece suite comprising bath, w.c, wash hand basin and bidet. A large opaque window overlooks the front of the property.

Services There is a private bore hole water supply and septic tank situated within the grounds for exclusive use of the property.

Note All floor coverings, curtains, blinds and light fittings, together with the majority of the white goods in the kitchen and utility room are to be included in the sale.

Directions From Turriff proceed to Cuminestown and take the B9170 for New Deer and Continue 2.5 miles and take the turn to the right, signposted Greens, continue for a further 2 miles on reaching the crossroads continue ahead signposted Fyvie. Proceed on this road for 3 miles to find Salmon Lodge located on your right as indicated by our For Sale sign.



View this property here

<https://www.aspc.co.uk/search/property/352762/Salmon-Lodge/Ellon/>

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