

# Sirrah Neuk,

Auchnagatt, Ellon, AB41 8UR

Price Over

**£289,000**

**Under offer**

 **4**
 **2**
 **2**

 **172 m<sup>2</sup>**
 EPC **D** Council Tax Band **F**



## Contact Solicitor

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## Features



Garage



Garden

## Description

We are delighted to offer for sale this individually designed **4 bedroom /2 public room DETACHED BUNGALOW** which is located on the edge of the peaceful village of Auchnagatt. Situated only 10 minutes drive from the town of Ellon and within commuting distance of either Aberdeen, Peterhead or Inverurie this lovely property would make an ideal family home. Benefitting from oil central heating and double glazing together with solar panels which will generate an income for the next owner the property is exceptionally spacious and well presented throughout and features attractive oak flooring in the living areas and oak internal doors. Of particular note is the generously proportioned lounge which has an open fire and features bi-fold doors leading out onto the large decked area to the rear. The well appointed kitchen is fitted with a wide range of base and wall units with a peninsular area separating the kitchen from the dining room. The appliances in the kitchen are to remain. Situated to the rear is a bright and airy sun lounge which overlooks the open countryside to the rear. Completing the accommodation in this area is a utility room, WC and handy rear porch giving access to the garage and rear garden.

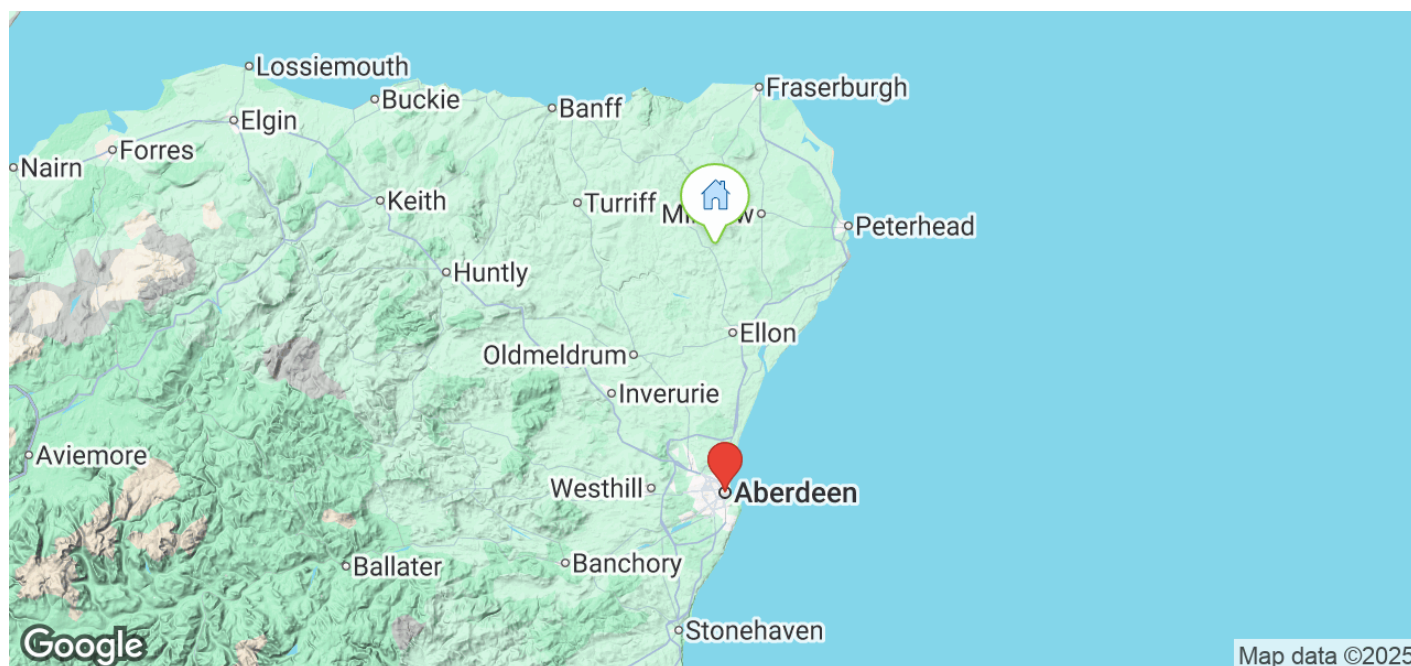
The master bedroom benefits from an ensuite shower room and built-in wardrobes and has French doors to the rear. Also in the bedroom wing there are three further good sized bedrooms with storage and a large shower room.

All carpets, curtain, blinds and light fittings are to be included in the sale price together with the appliances in the kitchen. The washing machine and the tumble dryer are to be removed.

Viewing of this most impressive family home is highly recommended to fully appreciate the spacious extent and lovely village location.

## Directions

Follow the A948 North from Ellon towards New Deer. Travel for approximately 8 miles until reaching the village of Auchnagatt. Sirrah Neuk is the last house of the left as indicated by our For Sale sign.



## Accommodation comprises

Entrance Hall 2.16m x 3.08m (7'1" x 10'1")

Lounge 6.38m x 6.27m (20'11" x 20'7")

Inner Hall 1m x 4.80m (3'3" x 15'9")

Kitch/Dining Rm 5.41m x 4.67m (17'9" x 15'4")

Sun Lounge 4.95m x 3.48m (16'3" x 11'5")

Utlity Room 2.87m x 2.29m (9'5" x 7'6")

Cloakroom 1.50m x 2.29m (4'11" x 7'6")

Rear Porch 3.79m x 1.79m (12'5" x 5'10")

Rear Inner Hall 1.00m x 7.00m (3'3" x 23')

Master Bedroom 5.74m x 3.94m (18'10" x 12'11")

Ensuite Bathroom 2.62m x 1.40m (8'7" x 4'7")

Bedroom 2 4.83m x 3.38m (15'10" x 11'1")

Bedroom 3 3.15m x 3.56m (10'4" x 11'8")

Bedroom 4 3.61m x 3.07m (11'10" x 10'1")

Shower Room 3.45m x 1.80m (11'4" x 5'11")

## Outside

A large tarred driveway to the front provides off street parking for several cars and leads to the double and single garage. To the rear there is a further garden from where views of the open countryside can be viewed. Worthy of note is the large decked area to the rear which features a hot tub which is to remain as part of the sale.

### View this property here

<https://www.aspc.co.uk/search/property/352768/Sirrah-Neuk/Ellon/>

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