

Clifton,

Ythanbank, Ellon, AB41 7TE

Price Over

£350,000

Under offer

 **5**
 **3**
 **2**

 **184 m²**
 EPC **E** Council Tax Band **F**



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Features



Garage



Garden

Description

This well appointed **detached four/five bedroomed bungalow** has been beautifully refurbished throughout, with luxury kitchen and bathrooms, quality oak inner doors and stylish décor throughout. Commanding a south facing position and forming part of the small, expanding hamlet of Ythanbank, it offers a wealth of accommodation which will appeal to those seeking a distinctive, modern home. The property is finished to a high standard both externally and internally and boasts many enviable features, in particular the south facing lounge with raised slate hearth and multi-fuel stove, and the formal dining room with luxury kitchen and family room on archway open plan. Large well placed windows ensure a great deal of light floods into the home, which exudes a most bright and airy ambience, benefiting from full double glazing and oil central heating. Set back from the road and standing within exceptionally large, established gardens, a tarred driveway with turning point gives access to the two garages. Early viewing is highly recommended to fully appreciate the wealth of accommodation on offer, together with its many appealing features.

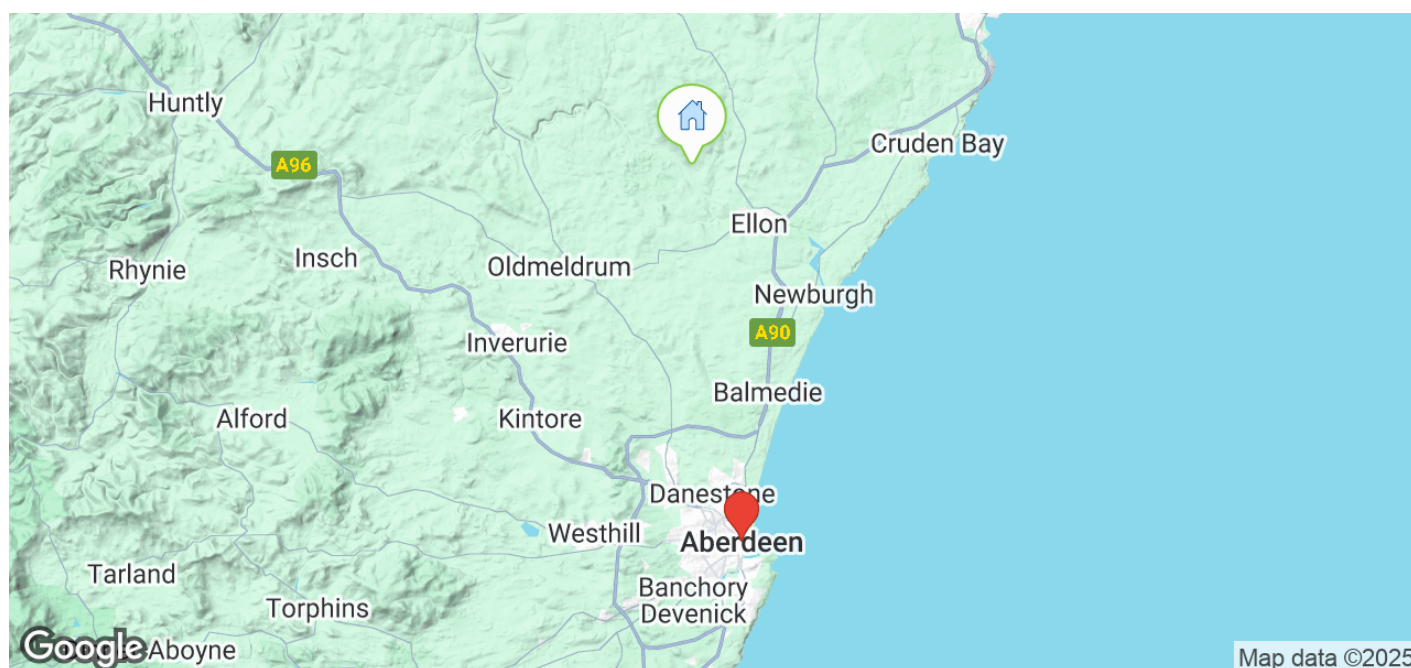
Ythanbank is a small, pleasant hamlet of privately built homes, lying approximately 4 miles west of Ellon which is a thriving country town on the banks of the River Ythan situated midway between Aberdeen and Peterhead and only 15 miles approx. from Aberdeen Airport. There are ample shopping, sports and recreational facilities with excellent local amenities. Ellon also has a good academic reputation with three primary schools and the Ellon Academy Community Campus with sport and recreation facilities.

Services Drainage to a septic tank. Mains water supply.

Notes Oil central heating. Double glazing. EPC=E. All floor coverings, curtains and light fittings to remain.

Directions

On entering Ythanbank from Ellon the property is the sixth house along on the right hand side as indicated by our For Sale board.



Accommodation comprises

Vestibule Fitted vinyl flooring. Electric meter and fuse box cupboard.

Reception Hall A spacious, L-shaped hall, stylishly presented in modern paper décor and further complemented with oak flooring and co-ordinating panelled and glazed Georgian style inner doors. Shelved cupboard for coats and general storage. Hot water cylinder cupboard.

Lounge 19'4" x 18'5" [5.90m x 5.65m] approx. into door An elegant room of generous proportions offering dual aspect views, with French doors giving access to the garden. Stylishly co-ordinated and fitted with oak flooring, it also incorporates a recessed cast iron multi-fuel stove set on a raised slate tiled hearth with display shelving and storage cupboards on either side.

Dining Room 15'5" x 10'4" [4.71m x 3.17m] approx. An attractively co-ordinated room on archway open plan to the kitchen, with window to side. Solid oak flooring.

Kitchen 11'5" x 11'2" [3.49m x 3.40m] approx. A luxury, upgraded kitchen, incorporating a comprehensive range of cream gloss storage cabinets at wall and base level, with integrated dishwasher, oven and

microwave. The generous runs of co-ordinating worktops incorporates a central island unit for casual dining, housing the electric induction hob and over head chrome/glass chimney extractor. Single drainer cream granite effect sink. Window to side. Laminate flooring.

Family Room 12'3" x 7'5" [3.74m x 2.30m] approx. Flowing through from the dining room and the kitchen, this well appointed room offers excellent family living space and gives access to the rear garden.

Utility Room 8'2" x 6'0" [2.49m x 1.83m] approx. Fitted with ample storage cupboards with plumbing for an automatic washing machine and space for condenser dryer. Tiled effect flooring. Shelved cupboard.

Rear Porch 7'2" x 5'7" [2.20m x 1.73m] approx. Fitted with a built-in cupboard and worktops, with window to rear and part glazed door to garden. Tiled effect flooring.

Cloakroom/W.C. 5'10" x 3'9" [1.82m x 1.20m] approx. Fitted with a white suite, with tiling to mid-height.

Double Bedroom 3 13'4" x 9'9" [4.09m x 3.01m] approx. A tastefully co-ordinated room with picture window to front.

Double Bedroom 4 9'9" x 8'6" [3.01m x 2.62m] approx. Located to the front and presented in modern décor throughout. Shelved cupboard.

Bedroom 5/Study 10'1" x 7'9" [3.09m x 2.41m] approx. An adaptable room offering dual aspect outlooks.

Bathroom 7'8" x 5'10" [2.39m x 1.82m] approx. A striking room, finished throughout in matt grey tiling and co-ordinating glass border tiles, incorporating a white suite with shower over the bath and glazed shower screen. Porcelain tiled floor. Extractor. Chrome ladder radiator.

Inner Hall A lengthy hall with window to rear, fitted with oak flooring.

Master Bedroom 14'9" x 10'8" [4.54m x 3.28m] approx. A well appointed room, tastefully presented and offering ample space for furniture. Wall to wall built-in wardrobes with central mirrored sliding doors. Window to side. **En Suite Shower Room** Fitted with a two piece suite with separate fully enclosed shower cubicle, tiled to mid-height.

Double Bedroom 2 19'3" x 13'5" [5.88m x 4.12m] approx. Tastefully presented throughout, this most attractive room offers ample space for free standing furniture and enjoys dual aspect outlooks across the garden to rear. French doors give access to a paved seating area.

(OUTSIDE)

A lengthy tarred driveway with turning point offers ample vehicular parking and gives access to the two spacious garages fitted with power and light. The property stands well back off the road within established gardens of considerable size. Well screened by mature trees, most of the gardens are laid to lawn and planted with a wide variety of shrubs and bushes. Paved walkways take you round the gardens and to two seating areas which offer an excellent spot for relaxing on a warm summers day.

View this property here

<https://www.aspc.co.uk/search/property/357296/Clifton/Ellon/>

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