

**Puddock Burn, Manse Place,**  
Hatton, Peterhead, AB42 0UQ

Price Over  
**£189,000**

 3  2  2   100 m<sup>2</sup> EPC **D** Council Tax Band **E**



**Contact Seller**

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**Contact Solicitor**

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**Features**  Garden

**Description**

**SPACIOUS THREE BEDROOM DETACHED BUNGALOW**

Occupying a generous sized plot at the end of a lengthy driveway with the side garden enjoying fantastic views over the open countryside, in a peaceful, quiet setting within close proximity to the centre of the village and school, and within easy commuting distance of Peterhead, Ellon and Aberdeen, we offer for sale this THREE BEDROOM DETACHED BUNGALOW. The property is in immaculate order throughout, affording the opportunity to move into a modern family home with the minimum of inconvenience and amongst it added features, enjoys the benefits of Double Glazing, Oil Central Heating, hardwood doors, excellent storage and laminate wood flooring to all rooms.

**The accommodation comprises** Vestibule, Hallway, Spacious Lounge with feature fireplace, open plan Kitchen/Dining and Family room, Handy Utility Room, Master Bedroom with En Suite Shower Room, Two further double Bedrooms and Family Bathroom with roll top bath. Outside, a driveway with turning point to the side of the property offers parking for several vehicles. The garden to front is mainly laid to lawn and extends round to the large side garden. The side garden is enclosed by stone

wall and wooden fencing and incorporates a tiered decking area offering an excellent spot for entertaining and fantastic views over the open countryside and providing a haven for wildlife. To the rear there is a further gravel/decorative stone seating area. Viewing is highly recommend to appreciate the location of this property.

Hatton is a small Village situated in the heart of rural Aberdeenshire, affording the opportunity to reside in pleasant tranquil surroundings, away from the pressures of the city and yet within easy commuting distance of Aberdeen, Dyce and Peterhead and some 10 minutes drive of Ellon. Amenities include a local pub, a variety of shops, post office, doctors' surgery and primary school. A public hall next to the primary school offers a wide range of activities for all ages, including a playgroup, mother and toddlers, Rainbows, Brownies, Guides, amateur dramatics, bingo, senior citizens and rural. To the rear of the hall are two all-weather tennis/5-a-side football courts and a small skate park. There is a choice of secondary education at either Ellon or Peterhead.

**ENTRANCE VESTIBULE** The property is entered via a hardwood storm door with glazed inset to side. Laminate wood flooring and glazed inner door to the hallway.

**HALLWAY** The welcoming Hallway gives access to all accommodation. Generous storage is provided by a shelved airing cupboard. Further cupboard housing the hot water tank. Access hatch to loft. Central heating radiator, telephone point and Laminate Wood Flooring.

**LOUNGE** 18'9" x 13'0" approx. A good sized room with picture window overlooking the front of the property. A particular feature in this room is the decorative pewter coated fireplace with polished granite inlays and hearth which houses an open fire making this an attractive focal point of the room. Television, Telephone and Sky points, Central Heating Radiator and Laminate wood Flooring.

**KITCHEN/FAMILY/DINING ROOM** 22'0" X 12'0" approx. This well appointed open plan room is ideal for entertaining with French doors opening out to the side garden onto the split level decking offering tremendous views across the open countryside. The Kitchen has been fitted with an excellent range of range base, wall and glazed units, incorporating a stainless steel circular sink, splashback tiling and coordinating work surfaces. The units further incorporate an electric hob with double oven below and stainless steel hood above. Space for fridge freezer. Ample space to accommodate table and chairs and free standing furniture. Central Heating Radiator and Laminate Wood Flooring. French Doors to side garden.

**UTILITY ROOM** A handy room with external door leading out to the rear garden. Space for automatic washing machine and tumble. The dishwasher will remain. Shelved storage cupboard and built in wall mounted cabinet. Central Heating Boiler. Laminate wood flooring.

**MASTER BEDROOM** 10'9" x 10'7" approx. Located to the front of the property, this pleasant room benefits from built-in double wardrobe providing hanging rail and shelf. Television and telephone points. Central Heating Radiator and Laminate Wood Flooring. EN SUITE SHOWER ROOM Fitted with white suite comprising w.c., wash hand basin set in vanity unit and fully tiled shower with curtain. Central Heating Radiator and tile effect Laminate Wood Flooring.

**BEDROOM 2** 10'10" x 10'0" approx. A further double bedroom located to the rear of the property and also benefiting from built built-in double wardrobe providing hanging rail and shelf. Central Heating Radiator and Laminate Wood Flooring.

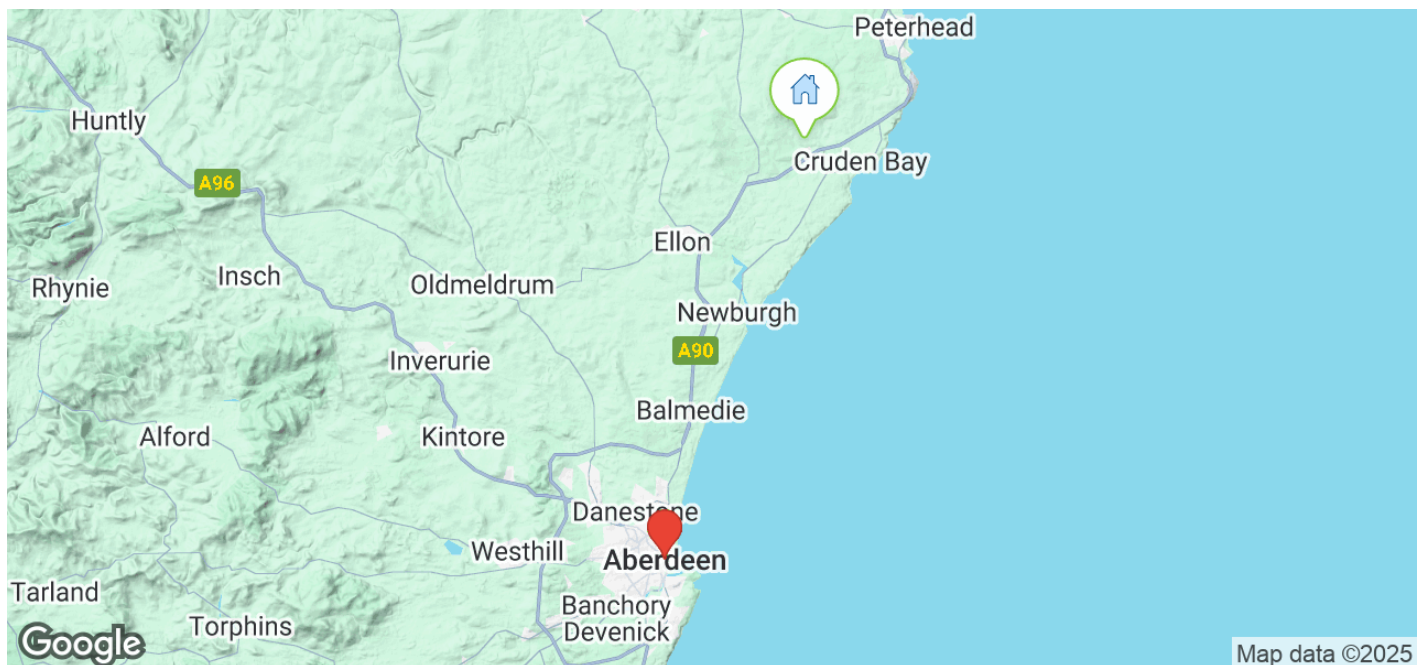
**BEDROOM 3** 10'5" x 8'6" approx. Located to the front of the property and benefiting from built built-in double wardrobe providing hanging rail and shelf. Central Heating Radiator and Laminate Wood Flooring.

**BATHROOM** A good sized room fitted with white suite comprising w.c., wash hand basin and roll top bath with telephone shower attachment. Central Heating Radiator and tile effect Laminate Wood flooring.

**OUTSIDE** Outside, a driveway with turning point to the side of the property offers parking for several vehicles. The garden to front is mainly laid to lawn and extends round to the large side garden. The side garden is enclosed by stone wall and wooden fencing incorporates a tiered decking area offering an excellent spot for entertaining and fantastic views over the open countryside which provides a haven for wildlife. To the rear there is a further gravel/decorative stone seating area. Please note the antique light adjacent to the decking area will be removed.

**DIRECTIONS** From Ellon, proceed along the A90 Aberdeen/Peterhead road and continue for approximately eight miles, turning left into the village of Hatton, onto fMain Street. Continue along Main Street, passed the Hatton Mill and turn left onto Manse Terrace which will take you down to Manse Place. As you reach the end of the road, the driveway leading to the property is straight ahead, as indicated by our For Sale board.

**NOTES** All floor finishes, curtains, blinds and light fitments will be included in the sale together with the dishwasher in the kitchen.



### View this property here

<https://www.aspc.co.uk/search/property/357770/Puddock-Burn--Manse-Place/Peterhead/>

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