

15 Keithleigh Gardens, Pitmedden, Ellon, AB41 7GF

Price Over
£165,000

Under offer

 **3**  **1**  **1**   **76 m²** EPC **D** Council Tax Band **D**



Contact Seller

Mrs Duncan
01651 843207

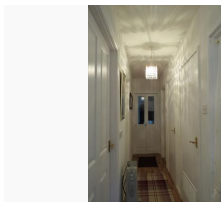
Contact Solicitor

Raeburn Christie Clark & Wallace
7 The Square
Ellon
AB41 9JB

01358 720777

ellon@raeburns.co.uk

<http://www.raeburns.co.uk>



Features



Garden

Description

Situated in a pleasant location within the ever popular village of Pitmedden, we offer for sale this **THREE BEDROOM SEMI DETACHED BUNGALOW**. The property has been well maintained by the current owner and is presented in immaculate condition throughout affording the opportunity to move in with minimum inconvenience and being on one level, it would be particularly suitable for either a young family or retired couple, and early viewing is highly recommended. Within easy commuting distance of Aberdeen, Ellon and Inverurie, the property benefits from Double Glazing and Electric Central Heating.

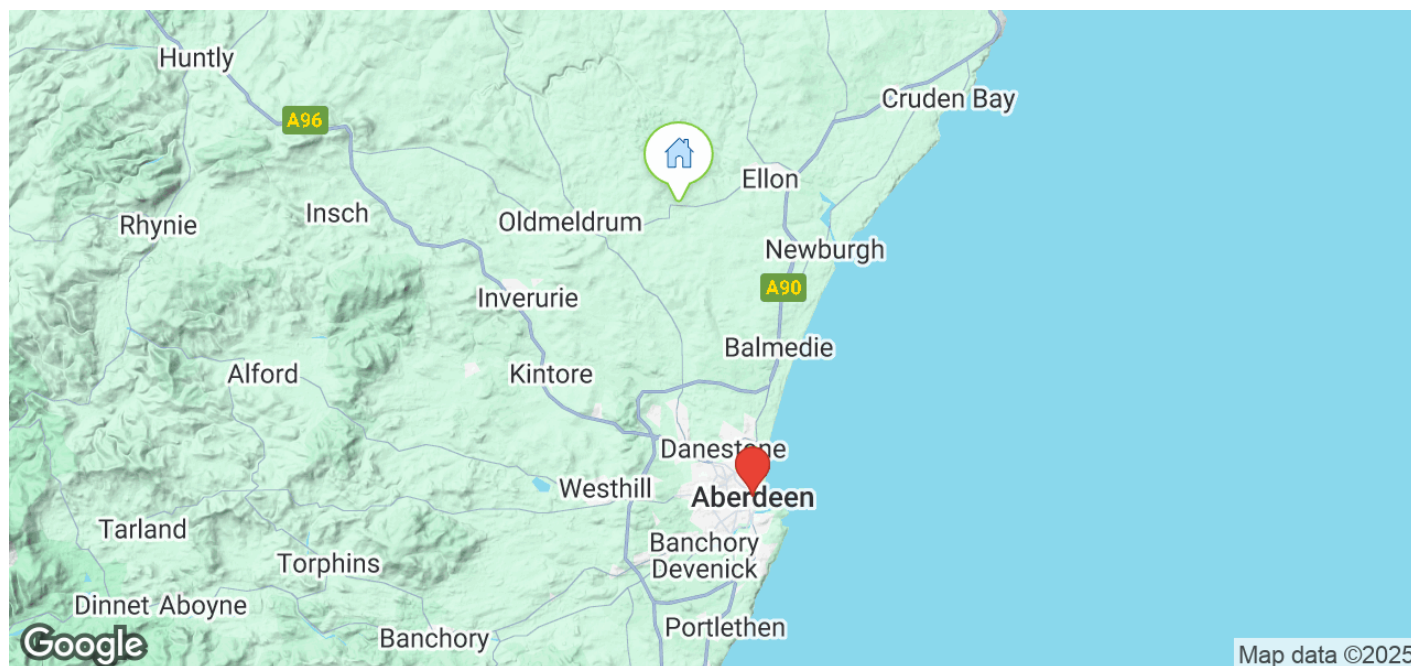
The accommodation includes, Vestibule, Hallway, Bright and Spacious Lounge, Kitchen, three good sized Bedrooms and Shower Room. Externally, a driveway to the side of the property provides off street parking for several vehicles. There are well maintained gardens to the front and rear which are mainly laid to lawn.

Location Pitmedden is a popular and expanding village situated approximately 5 miles from Ellon and within easy commuting distance of Aberdeen, the Airport and Industrial Estates at both Dyce and Bridge of Don. There is a Health Centre in the village, a few local shops, a take-away, nursery and primary school with secondary education available at Meldrum Academy. Ellon is a thriving country town on the banks of the River Ythan situated midway between Aberdeen and Peterhead and only 15 miles from Aberdeen Airport. It is an ideal base for commuters to the commercial and oil centres in the north east. The shopping facilities cater for everyday needs and amenities include several banks, churches, hotels and restaurants. There is also a large, modern health centre, as well as leisure and sporting facilities which include fishing, golf, bowling, indoor racquet courts, fitness clubs and an all-weather floodlit pitch. Ellon has several primary schools and a new secondary academy.

ITEMS INCLUDED All carpets and other floor finishes, curtains, blinds and light fittings will be included in the sale.

Directions

From Ellon proceed out of the town south along the A90 and turn right at the traffic lights onto Riverside Road, signed A920 Pitmedden/Oldmeldrum. Continue along the A920 for approximately five miles and turn left at the crossroads onto the B999. As you enter Pitmedden turn right onto Hillside and continue to the T junction, turning left onto Keithleigh Gardens. The property is located on the right hand side of the road as indicated by our for sale sign.



Accommodation comprises

ENTRANCE VESTIBULE Entered through a UPVC exterior door with glazed inset and glazed side panel, the vestibule benefits from a low level cupboard housing the electric fuse box. Laminate wood flooring. Glazed door leading to the Hallway.

HALLWAY The welcoming Hallway providing access to all rooms. Shelved cupboard housing the hot water tank. Further cupboard providing good storage. Telephone point and Laminate wood flooring.

LOUNGE 16'4" x 10'6" approx. Glazed double doors from the hallway lead into the exceptionally light and airy Lounge with large picture window overlooking the front of the property. A particular feature is the wooden fire surround housing a coal effect electric fire making this an attractive focal point of the

room. Television and telephone points. Ample space to accommodate a range of furniture. Fitted carpet.

KITCHEN 12'5" x 8'7" approx. Fitted with a range of base and wall mounted units incorporating a sink and drainer with coordinating work surfaces and splashback. The units further incorporate an electric cooker with stainless steel hood above. Washing machine will remain. Space for Fridge freezer. Low level breakfast bar. Vinyl flooring. Exterior door to rear garden.

BEDROOM 13'11" x 10'6" approx. Located to the rear of the property, this good sized double bedroom benefits from shelved cupboard providing excellent storage. Further cupboard with hanging rails and shelf. Telephone point and fitted carpet.

BEDROOM 2 8'3" x 7'4" approx. Located to the side of the property and with fitted carpet.

BEDROOM 3 11'6" x 9'3" approx. Another double bedroom located to the front of the property and benefiting from a built in cupboard with hanging rail and shelf providing excellent storage. Fitted carpet.

SHOWER ROOM Fitted with white suite comprising w.c., wash hand basin and shower. Vinyl flooring.

(OUTSIDE)

Outside, a driveway to the side of the property provides off street parking for several vehicles. The neat and tidy front and rear gardens are mainly laid to lawn and incorporate a variety of bushes and shrubs. Garden shed will remain. Water tap.

View this property here

<https://www.aspc.co.uk/search/property/358143/15-Keithleigh-Gardens/Ellon/>

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