



3 Ythsie Park Little Ythsie
Tarves, Ellon, Aberdeenshire, AB41 7LT

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Hallway



Hallway



Patio area and garden

3 Ythsie Park Little Ythsie Tarves, Ellon, Aberdeenshire, AB41 7LT

**Immaculately presented four bedroom
home with ample living and outdoor space**

- Impressive specification throughout the property
- Two striking public rooms with separate dining room
- Dining kitchen with direct access to the garden patio
- High specification bathroom and shower rooms
- Spacious garden with area of large patio and two sheds
- Double garage with loft storage via a ramsay ladder



Four beds.



Three bathrooms.



Three public rooms.

Immaculately presented four bedroom home with ample living and outdoor space

We are delighted to bring to the market this spacious and beautifully presented four bedroom detached home which boasts a double garage and sizeable garden grounds.

The property has been finished to the highest of standards throughout with tasteful decoration making this a truly desirable family home in the most picturesque and peaceful of locations. The quality of finish is immediately apparent, entering the property brings a sense of serenity and a homely feel.

The entrance vestibule is welcoming with a large cupboard serving as convenient storage for shoes and coats. A glazed door and side panels to the main hallway frame the striking solid oak split staircase perfectly, making the most of this incredible feature. There are two large cupboards found below each staircase with both having lights and power, with a third deep shelved cupboard found on the opposite wall. This impressive hallway provides access to all of the ground floor accommodation and seamlessly ties the rooms and decor together with the placement of the same high quality engineered hardwood flooring continuing through from the hall to all public rooms. All ground floor areas are served by underfloor heating.

There are two fantastic public rooms located to the front of the property, used by the current owners as a sitting room and lounge. The sitting room is the more formal of the two and with the installation of a beautiful Welsh slate hearth and surround with log burning fire bringing an element of traditional elegance and warmth to the room. The lounge is equally as impressive also featuring a wood burning stove fire, which is perfect for



Sitting room



Lounge



Kitchen

The kitchen is truly the heart of this home having been impeccably designed to the highest of finishes to maximise space and entertaining ability, which fits in perfectly with busy family life. The room is large enough for multiple seating areas along with a dining table and chairs for informal dining. The room is connected directly to the large garden patio which helps enhance the entertaining factor this room holds along with inviting the outdoors in on warm summer days. A range of high quality appliances have been installed and include wine fridge, dishwasher, double oven (one of which is a combi), full height fridge, full height freezer and hob with extractor taking pride of place on the island. A very useful larder has also been placed in the tall units to maximise storage. The room is finished off perfectly with lighting below the units of the island and illuminated display shelving.

The elegant dining room, which can comfortably hold an eight person table and sizeable side board, is of great proportions. The window sill is lowered which helps increase the amount of natural light which fills the room. This is an ideal place for formal dining or gatherings which offers further flexibility when the glazed doors are opened creating a large social area.

The ground floor accommodation is completed by the utility room which is fitted with ample wall and base units and the luxurious Laings of Inverurie bathroom which features a corner bath, w.c., wash basin, frosted window and beautiful tiling.

Ascending the solid oak split staircase to the first floor landing, you will find a charming fitted library space, with multiple velux windows providing the perfect lighting for getting lost in a book. The first floor is heated by radiators found in each room, with the en suite and upper floor bathroom also having underfloor heating.

The master bedroom is the most perfect haven to relax and



Dining room

Accommodation and plans

Sitting room	17'8" x 17'0"	5.39m x 5.18m
Lounge	18'1" x 17'10"	5.51m x 5.44m
Kitchen/breakfast room	18'1" x 19'9"	5.51m x 6.02m
Dining room	13'9" x 10'3"	4.19m x 3.12m
Utility room	13'9" x 10'7"	4.19m x 3.23m
Bathroom	8'11" x 6'9"	2.72m x 2.06m
Master bedroom	14'3" x 20'1"	4.34m x 6.12m
En suite	5'11" x 8'10"	1.8m x 2.69m
Bedroom two	14'4" x 17'10"	4.37m x 5.44m
Bedroom three	14'4" x 14'1"	4.37m x 4.29m
Bedroom four/study	14'3" x 12'1"	4.34m x 3.68m
Shower room	6'10" x 8'2"	2.08m x 2.49m



Directions

From Aberdeen, proceed north along the A90 Aberdeen/Ellon road and at the B&Q roundabout at Murcar, turn left onto the B999 signed Pitmedden/Tarves. Continue along this road for approximately 12 miles and proceed straight through Pitmedden. Continue for a further 2 miles approx, and just before reaching Tarves, turn right at the small sign for Prop of Ythsie. Continue along this road until reaching the property, which is located within a small cul-de-sac on the right hand side as indicated by our For Sale board.

What3words reference - custom.browser.sleepless

Location

The area of Ythsie is situated only a few minutes drive from the popular town of Ellon which is picturesquely set on the banks of the river Ythan, approximately 16 miles north of Aberdeen and only 11 minutes drive from Aberdeen. Benefitting from excellent local amenities including hotels, pubs, restaurants and supermarket shopping this thriving and friendly community also boasts a wide range of public facilities including three primary schools, a state of the art secondary school, swimming pool, doctors surgery and library.

The lovely village of Tarves is only a three minute drive away offering a primary school, pub, hotel cafe, shop, pharmacy and heritage centre. Pitmedden is 5 minutes distance and offers additional schooling and shopping.



Arrange a viewing

Viewing By appointment telephone 07551 227 869

Contact us

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Whilst every effort has been made to ensure the accuracy of the information contained in this Schedule, including the floor plan (if applicable) please note that all measurements have been taken with a sonic tape measure and as a result are only approximations; the measurement of doors, rooms and windows and all other items are approximate and no responsibility is taken for any error, omission or mis-statement. Any plans are for illustrative purposes only and should be used as such by prospective purchasers.



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